CITY OF UNALASKA, ALASKA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 19, 2023, 6:00 P.M.
AGENDA

ZOOM Meeting Link:
https://us02web.zoom.us/j/89874827348?pwd=b3FmenNYME9IaW5VNjNtQlpCY2k4QT09
Meeting ID: 813 1042 8861 **Access Code:** 592925
Toll Free Numbers: (833) 548 0276 (833) 548 0282 (877) 853 5247 (888) 788 0099

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA
APPEARANCE REQUESTS
ANNOUNCEMENTS
MINUTES: Draft minutes from the meeting February 16, 2023, August 17, 2023

PUBLIC HEARING
No items

OLD BUSINESS
No Items

NEW BUSINESS
No items

WORKSESSION
1. Letter from Benjamin M. Storey, Regional Environmental Manager/PQI Archaeology, at the Alaska State Department Of Transportation & Public Facilities, Southcoast Region, regarding finding of effect for the demolition of the privately owned Naval Operating Transport Service Warehouse (NOTSW) building located within the Unalaska Airport in Unalaska.

ADJOURNMENT

City of Unalaska
HISTORIC PRESERVATION COMMISSION

Regular Meeting
Thursday, February 16, 2023
6:00 p.m.

P.O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251
www.ci.unalaska.ak.us

Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman
City Representative: Chris Hladick, City Manager
Secretary: Bil Homka, Planning Director

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Commissioner Swangel called the Regular Meeting of the Unalaska Historic Preservation Commission to order at 6:00 pm, on February 16, 2023, in the Unalaska City Hall council chambers.

2. Roll call

Present:		Absent:
Virginia Hatfield	Travis Swangel	
Rainier Marquez	Ian Bagley	
Caroline Williams	Chris Hladick	
Bil Homka		

3. Revisions to Agenda: None
4. Appearance requests: None
5. Announcements: None
6. Minutes: Chair Swangel asked for objections to the minutes of the December 15, 2022 regular meeting. Minutes approved with no objections

7. Public Hearing:
   1. **Resolution 2023-01:** ADOPTING THE ANNUAL REPORT AND FILING THE SAME WITH THE UNALASKA CITY COUNCIL. – No Comments.

8. Old Business: None
9. New Business:

   1. **Resolution 2023-01:** ADOPTING THE ANNUAL REPORT AND FILING THE SAME WITH THE UNALASKA CITY COUNCIL.
      1. Hatfield made a motion to approve Resolution 2023-01, seconded by Bagley. Commissioner Swangel mentioned the importance of updating and fixing signage already in the community. Motion approved 5-0.

10. Work session:
11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 6:06 p.m.

Cameron Dean
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

City of Unalaska
HISTORIC PRESENTATION COMMISSION

Regular Meeting
Thursday, August 17, 2023
6:00 p.m.

P.O. Box 610 • Unalaska, Alaska 99685
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Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman
City Representative: Bil Homka, City Manager
Secretary: Marjorie Veeder, Acting Planning Director

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Commissioner Swangel called the Regular Meeting of the Unalaska Historic Preservation Commission to order at 6:00 pm, on August 17, 2023, in the Unalaska City Hall council chambers.

2. Roll call

Present:		Absent:	
Travis Swangel	Rainier Marquez	Virginia Hatfield	Bil Homka
Ian Bagley	Caroline Williams	Marjorie Veeder	

3. Revisions to Agenda: No Minutes for February 16 Meeting
4. Appearance requests: None
5. Announcements: Associate Planner Roufos announced that Cameron Dean would be returning as the new Planning Director in September.
6. Minutes: None.
7. Public Hearing: None
8. Old Business: None
9. New Business: None
10. Work session:
    1. Letter from Forrest Kranda, Archeologist with Army Corps of Engineers, regarding proposed environmental investigations at Little South America on Amaknak Island and Summer Bay-Humpy Cove on Unalaska Island. The purpose of this letter is to notify you of a Federal undertaking and to seek your concurrence on an assessment of effect. – General discussion held, no recommendations made.
11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 6:11 p.m.

Cameron Dean
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

SOUTHCOAST REGION
Design & Engineering Services
Preconstruction

P.O. Box 112506
Juneau, Alaska 99811-2506
Main: (907) 465-1799
Fax: (907) 465-2030
TTY-TDD: (800) 770-8973
dot.state.ak.us

In Reply Refer To:
Naval Operating Transport Service Warehouse Demolition
Finding of Effect

September 21, 2023

William Homka, City Manager
Unalaska Historic Preservation Commission
43 Raven Way
Unalaska, AK 99685

Dear Mr. Homka:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Southcoast Region, as owner of the Unalaska Airport, received a request from a tenant proposing to demolish the Naval Operating Transport Service Warehouse located on airport property within Township 72 South, Range 117 West, Section 34 of the Seward Meridian, and USGS quadrangle Unalaska D-2. Pursuant to AS 41.35.070, Preservation of Historic, Prehistoric, and Archaeological Resources Threatened by Public Construction, DOT&PF finds an adverse effect on historic properties by the proposed project.

The project consists of: demolition of the existing privately owned building, the Naval Operating Transport Service Warehouse (UNL-00646/Building 421), down to the foundation and then constructing a new building within the immediate vicinity. The replacement building would be a standard aviation hangar with attached office and/or storage space.

The Area of Potential Effect (APE) for the proposed project includes: the Naval Operating Transport Service Warehouse (UNL-00646/Building 421) footprint within Lot 6G, Block 2 as well as the adjacent open spaces in order to account for potential ground disturbance and staging equipment; as well as the surrounding built environment within the neighboring vicinity because removal of the building could potentially cause visual effects to the historic viewshed (Attachment 1 – Figures 1-3).

DOT&PF conducted an initial query of the Alaska Heritage Resources Survey (AHRS) database in May 2023, and reviewed the database again on August 10, 2023. Table 1 below provides a list of recorded AHRS sites within the APE (also shown on Attachment 1 – Figure 2). A number of sites exist outside the APE but are all more than 50 feet away from the boundary.

Table 1. AHRS Sites within the APE

AHRS Site Number	Site Name	Site Eligibility Status
UNL-00120	Dutch Harbor Naval Operating Base and Fort Mears, U.S. Army	National Historic Landmark
UNL-00124	Airport Beach "Site"	Destroyed
UNL-00466	Torpedo Bombsight and Utility Shop (Building 423)	Contributing element to NHL/Demolished
UNL-00471	Aerology Operations Building (Building 417)	Contributing element to NHL/Museum

Building 421 and the Dutch Harbor Naval Operation Base and Fort Mears

Building 421 is within the Dutch Harbor Naval Operating Base and Fort Mears, U.S. Army National Historic Landmark (NHL) which was integral in the early build-up of World War II (WWII) military defensive infrastructure along the Aleutian Archipelago (Attachment 3 – Sheets 1 and 4). In its earliest stage, the base mainly served to support Navy and submarine operations with only a seaplane base providing basic aviation patrolling support. However, an air raid by Japan's Second Carrier Striking Force occurred on June 3-4, 1942 significantly ramping up the need for improved aviation support among other defenses for the base. Exact dates of construction for Building 421 are undetermined but according to Denfeld's 1987 review of construction records, during May 1942 a short runway with catapult and arresting gear were constructed, as well as housing for air operations, aerology functions, and other supporting services in cabanas (i.e., wood framed huts) along the runway.[1] After the air raid, a 1,200 meter long gravel runway would be completed by July 3rd, 1942 and so the catapult and associated gear were removed (Denfeld 1987: 101). On July 5th, the first unit of Seabees, workers of the Naval Construction Battalions, arrived to replace the civilian workers. They are responsible for constructing the Aerology Operations Building (Building 417) and for the completion of the Torpedo Bombsight and Utility Shop by August 1, 1942 (Denfeld 1987: 102). Based on these construction dates one may reasonably assume that Building 421 was also completed around the same time as the other air station buildings if not after based on priority of need. The purpose of Building 421 was to provide temporary storage for all cargo arriving to and departing from the air station. All arriving cargo would eventually be transported to the corresponding warehouse elsewhere on base.

The original plans for Dutch Harbor were prepared under the direction of the architectural firm Albert Kahn and Associates of Detroit which was well known for its industrial plant design work. Albert Kahn (1869-1942) was a respected architect recognized for his orderly, precise, and efficient plant designs (Denfeld 1987: 39). The original plans specified reinforced concrete structures, however, this needed to be modified because the local aggregate supply was too limited to support all reinforced concrete construction. New plans were prepared substituting steel frame structures but then shortages of steel required yet new plans (Denfeld 1987: 39). And so the final plans incorporated mainly wood frame designs with a few structures of reinforced concrete for bombproofing. Building 421 is a, "single-story, rectangular, cross-gabled, wood-frame building constructed on a raised concrete foundation with a perimeter lip. The building consists of one gable running north to south and two gabled wings extending to the east and west. The building has black and green rolled tar paper roofing; the rolled tar paper has failed in some areas of the roof, exposing the plywood underlay. The building has a combination of shiplap and T1-11 siding applied over original shiplap. The concrete foundation has been painted blue."[2]

[1] Denfeld, D. Colt, *The Defense of Dutch Harbor, Alaska: From Military Construction to Base Cleanup* (Alaska District U.S. Army Corps of Engineers, Anchorage, Alaska: December 1987)

[2] True North Sustainable Development Solutions, *Unalaska Airport Facilities Design and Maintenance Guidelines* (Anchorage, Alaska: October 2022)

Building 421's Condition and Modifications

The current interior/exterior states of Building 421 show various degrees of both modification and deterioration with the most recent information on the building gathered during the development of the *Unalaska Airport Facilities Design and Maintenance Guidelines* in 2022 (Attachment 2). Site photographs illustrate the level of weathering and verify instances of modern repair and renovations over time. Such as the addition of new shiplap siding sometime in the 1990s, although this is still representative of the original materials.[3] The Jacobs report (1999: 36) also noted that a new metal roof had been added, however, this no longer seems to be the case based on the most current site assessment. While comparing the current site assessment photographs with Photographs 1-2 in Attachment 3, two things are notable: 1) there are two ventilation pipes protruding from the roof, one on the south facing gable's east-side pitch almost directly aligned with the center right-side window, and the other on the east facing gable's south-side pitch, but both are now missing and the roof has been patched over; and 2) given the location of the south-gable vent pipe and the building's close proximity to the Torpedo Bombsight and Utility Shop, a bay door at this location during the period of significance would not be practical for the movement of vehicles to access delivery or pick-up; hence the bay door situated at the end of the east-wing (Attachment 3 - Photograph 3).

Building 421 as a Contributing Element

Table 1 above provides sites located within the project APE along with their eligibility status for listing on the National Register of Historic Places (NRHP). Building 421 (UNL-00646) is already considered a contributing element to the NHL (UNL-00120) which has been listed on the NRHP since 1985. However, during the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) that were conducted for the NRHP listing submission, this particular building was not documented as a principle feature to any specific site or district.[4] Not even the Naval Air Station (NAS) site which included the immediately neighboring buildings Torpedo Bombsight and Utility Shop (UNL-00466/Building 423) and Aerology Operations Building (UNL-00471/Building 417) (Attachment 3 – Sheet 6). Possible reasons for exclusion are that Building 421 was in private ownership and still actively used for the airport at the time of survey, or that it was deemed not an exemplary warehouse-type structure as compared to others built throughout the NHL serving similar storage purposes; such as the Receiving Warehouse (Building 429), Aviation Supplies Warehouse (Building 443), Clothing Warehouse (Building 460), and the Commissary Warehouse (Building 466).

Although Building 421 was constructed during the WWII build-up era along the Aleutian Archipelago, it is a typical operational support facility that would be part of any military installation regardless of the era of construction. Its strictly utilitarian purpose is compounded by the fact it was not included as a defining element or principle feature to the NAS site. Other associated buildings to the NAS which are still extant are the Aerology Operations Building (Building 417), the Torpedo Assembly Complex (Buildings 443 and 447), and the Powerhouse (Building 409); all of which are also considered principle features to the NHL. Buildings 409, 443 and 447 are located away south of the airport at 600 feet and 150 feet respectively. These buildings are privately or local government owned, and have been maintained following the base's decommissioning in 1947 and subsequent sales of surplus properties.

Historical Integrity

The integrity of Building 421 to adequately convey a direct historical significance to WWII has diminished over the past eight decades. Although in the same location, much of the surrounding area has changed with time, and the feeling of being on an active WWII military base has shifted to that of a

[3] Jacobs Engineering Group, *Archaeological and Historical Literature Review: Amaknak and Unalaska Islands, Alaska* (Anchorage, Alaska: March 1999)

[4] Faulkner, Sandra M., *Naval Operating Base Dutch Harbor and Fort Mears, Unalaska Island, Alaska HABS Report (No. AK, 1-UNAK, 2-N-)* (NPS Alaska Region, Anchorage, Alaska: 1987)

commercial airport. The building's materials are comprised mainly of wood components with a poured concrete foundation because such supplies were the cheapest and easiest supplies for the military to construct the base with efficient speed; most of the original materials have either been replaced or covered over. Building 421 was constructed according to plans in expeditious fashion by the Navy's Seabees because there was a multitude of other buildings and structures that needed to be erected as well, so detailed workmanship was not a priority (originally over 1,000 buildings/structures existed throughout the base while active). Visual observations of the building indicate that it is of a "bygone era" but there are no specific indicators that can directly/indirectly convey a feeling to which era it might be from, let alone indicate that it was associated with WWII because this is difficult to perceive based on the changes to both the building and surrounding area over time.

In terms of considering Building 421 as an individual historic property separate from its contributing status to the NHL, it appears most likely Building 421 was built after Japan's air raid which is the most significant historical event to occur at Dutch Harbor (Criterion A). Although the building was designed by a respected architectural firm, and built by the Navy's battalion of Seabees, it is not associated with any significant individuals (Criterion B). Building 421 was constructed in a vernacular style similar to other military installations and lacks any significant architectural distinctions (Criterion C). The building does not have information potentially important to WWII history (Criterion D). Even though Building 421 is at least 80 years old, the property has not achieved exceptional importance at either the local, State, or National levels of significance over such a period of time, nor was it ever deemed integral to a district (Criteria Consideration G). For these reasons, Building 421 does not appear to have significance outside of its importance to the NHL, so assessment of effects will be considered in its relation to the NHL rather than as an individual property.

Impacts to the historic viewshed would be extremely minimal given the current setting of the NAS site already lacks two of the principle features, the Air Operations Administration Building (Building 415) and the Torpedo Bombsight and Utility Shop (Building 423), for some time now. Views of the still standing Aerology Operations Building (Building 417) and surrounding airfield would not be visually obscured or restricted by the construction of a newer building. The overall setting would retain the current feeling as that of a commercial service airport and Building 417 will continue to convey the same sense of significance from its period of construction and use. Also, considering the NHL cross-sections provided in Attachment 3 – Sheet 5, both the removal of the existing building and placement of the new one would be behind the black square within the Air Operations zone outlined near the end of Section B-B; so a very minimal shift of the built environment would occur.

Finding of Effect

Review of all available data concerning historic properties within the APE has determined that the proposed demolition activity would have an adverse effect on Building 421/UNL-00646 (the Naval Operating Transport Service Warehouse) as a contributing historic property to the NHL. Furthermore, removal of the building would have an adverse effect to the NHL's (UNL -00120) integrity; however, it would not diminish the NHL's overall eligibility to remain listed on the NRHP. Building 421 is not deemed a principle feature of the NHL like those nearby buildings identified as such, like the Aerology Operations Building (Building 417), the Torpedo Assembly Complex (Buildings 443 and 447), and the Powerhouse (Building 409). Also, other warehouses around the base were considered to have greater integrity, such as the Receiving Warehouse (Building 429), Aviation Supplies Warehouse (Building 443), Clothing Warehouse (Building 460), and the Commissary Warehouse (Building 466). The other AHRS sites within the APE, UNL-00124 and UNL-00466, would not be affected because they are no longer extant.

Consultation History

Initiation consultation letters were sent out June 5th, 2023 and the following comments were received. The Office of History and Archaeology (OHA) replied on July 6th with no objection to the proposed level of effort and requested the building receive an individual AHRS number and submittal of a Building Inventory Form (Attachment 4). OHA also encouraged that DOT&PF consider the cumulative effects that the demolition of this building could have on the historic integrity of the Dutch Harbor Naval Operating Base and Fort Mears, US Army National Historic Landmark as a whole. The National Park Service (NPS) responded on June 30th by stating they were also concerned with impacts to the NHL's overall integrity. The Aleutians East Borough replied on June 5th stating they have no concerns with the proposed activity.

The following parties are included in this consultation under the Alaska Historic Preservation Act (AHPA):

- Office of History and Archaeology
- National Park Service
- City of Unalaska
- Ounalashka Corporation
- Aleutians East Borough
- Qawalangin Tribe of Unalaska
- Unalaska Historic Preservation Commission

Due to the subject building being private property that the owner wishes to remove, then mitigation measures are not being proposed at this time so that consultation may determine if such measures are necessary to offset the adverse effects of its removal. Please direct your comments or concurrence to me at the address above, by telephone at 907-465-4509, or by e-mail at benjamin.storey@alaska.gov.

Sincerely,

Benjamin Storey
Southcoast Region Environmental Manager, PQI

Enclosures:

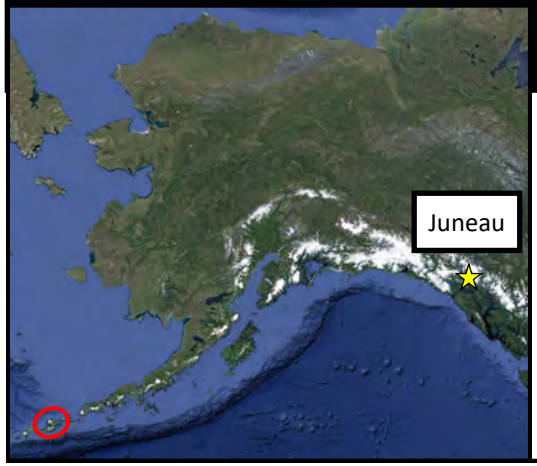
Attachment 1 – Project Figures
Attachment 2 – *Unalaska Airport Facilities Design and Maintenance Guidelines,* Excerpt: Naval Operating Transport Service Warehouse, pgs. 40-43
Attachment 3 – HABS Record Documents
Attachment 4 – UNL-00646 Building Inventory Form

Electronic cc w/ enclosures:

Molly Proue, DOT&PF Statewide, Interim Cultural Resource Manager
Tyler Riberio, DOT&PF Southcoast Region, Environmental Impact Analyst
Thomas Hildreth, DOT&PF Statewide Aviation, Aviation Leasing Specialist
Todd Miller, Unalaska Airport Tenant/Lessee

Attachment 1

Project Figures 1-3



- Project Location

0 feet — 500 feet — 1000 feet

Alaska Department of Transportation and

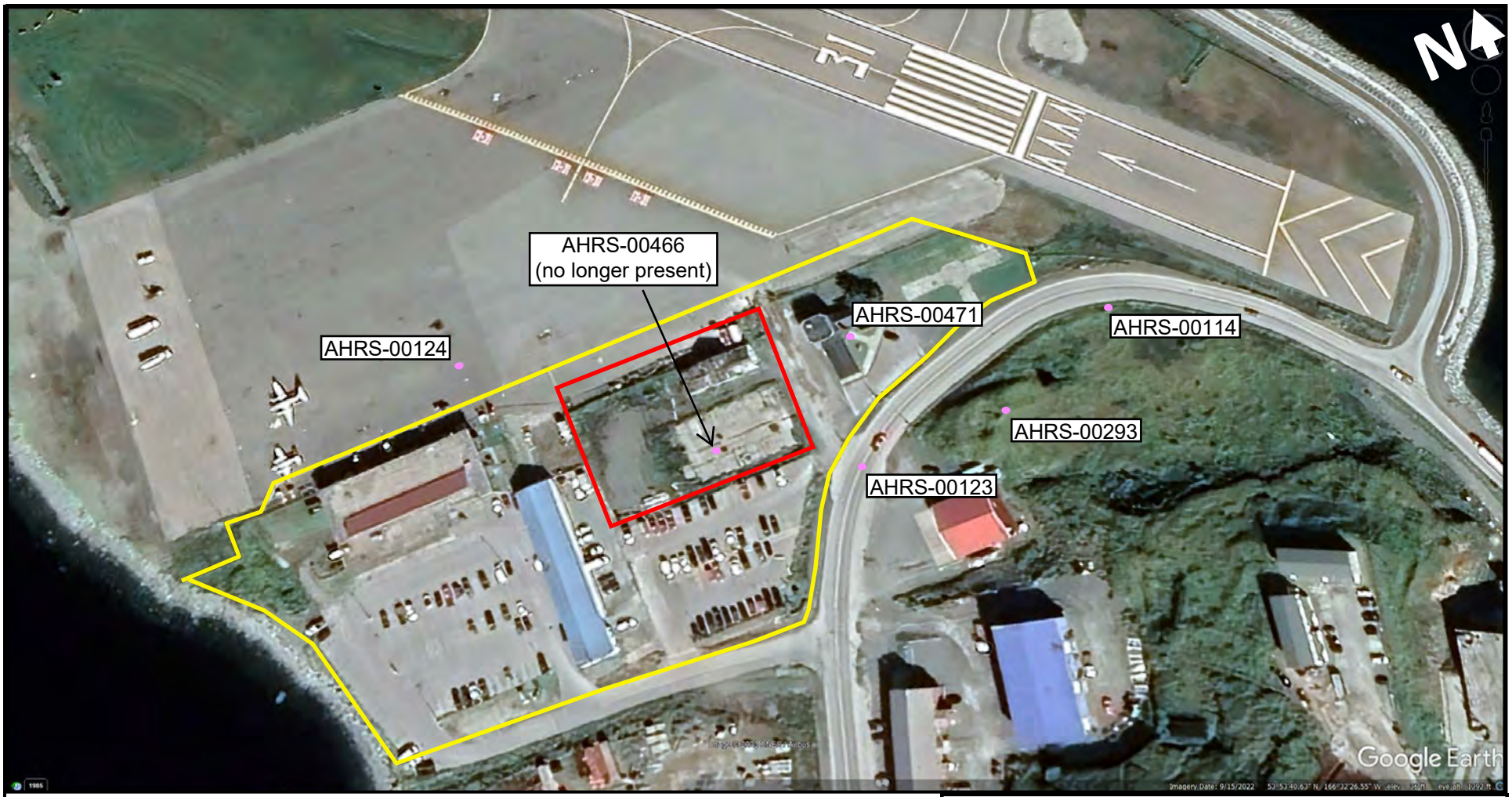
Public Facilities — Southcoast Region

Naval Operating Transport Service Warehouse Demolition

Attachment 1 — Figure 1. Project Location and Vicinity Map

Benjamin Storey, REM/PQI

August 17, 2023



- Indirect APE

- Direct APE

0 feet — 150 feet — 300 feet

- Alaska Heritage Resources Survey recorded sites within 300 feet of project area.

Alaska Department of Transportation and Public Facilities — Southcoast Region

Naval Operating Transport Service Warehouse Demolition

Attachment 1 — Figure 2. Area of Potential Effects

Benjamin Storey, REM/PQI

August 17, 2023

Attachment 1 - Figure 3 : Unalaska Airport location within UNL-00120 (©TNSDS 2022).

Attachment 2

Unalaska Airport Facilities Design and Maintenance Guidelines,
Naval Operating Transport Service Warehouse, pgs. 40-43

Naval Operating Transport Service Warehouse (421)

Figure 51. Naval Operating Transport Service Warehouse, facing northwest. (©TNSDS 2022)

Property Location

The Naval Operating Transport Receiving Warehouse is located at the perimeter fence line of the airport west of the Aerology Operations Building and east of the main terminal. The north façade of the building faces out onto the runway and apron for loading and unloading cargo. The south façade is outside the perimeter fence, allowing shippers to send and receive packages without having to pass through any airport security. The area directly south of the building once held the Torpedo Building. A gravel road runs past the east façade. The west façade is surrounded by overgrown vegetation.

Figure 52. Location of the Naval Operating Transport Service Warehouse (©TNSDS 2022).

Physical Description

The Naval Operating Transport Service Warehouse is a single-story, rectangular, cross-gabled, wood-frame building constructed on a raised concrete foundation with a perimeter lip. The building consists of one gable running north to south and two gabled wings extending to the east and west. The building has black and green rolled tar paper roofing; the rolled tar paper has failed in some areas of the roof, exposing the plywood underlay. The building has a combination of shiplap and T1-11 siding applied over original shiplap. The concrete foundation has been painted blue. Impressions from the wooden formwork used to pour the raised concrete foundation are still visible.

Figure 53. South facade of the Naval Operating Transport Service Warehouse (©TNSDS 2022).

The original passenger façade of the building faces south, away from the runway. The central gable houses a slightly recessed vinyl overhead door with three rounded-corner vision windows centered under the gable ridge. The door extends below the foundation lip and has a wooden bumper guard at the base. The face of the central gable is covered in wooden shiplap siding with fading white paint, metal rake, and wood soffit. Two rectangular cutouts are situated to either side of the overhead door; the openings have been covered with plywood. The south face of the eastern wing is unadorned; two rectangular shadows on the wood vertical plank siding near the eastern corner indicate that the façade once had signs affixed to it. The west wing has shiplap siding. The façade is pierced by the remains of a wood-framed window near the western corner; the siding in this place has been removed so that the diagonal underlay is visible. A metal chimney rises from the roof above the window, and a pipe pierces the wall to the east of it. The façade has one man door in the eastern end of it, reached through a shed-roof entry portal with plywood siding. The entrance is closed to the elements on the west and south sides with wooden railed stairs on the east side. A white sign is attached to the inside wall of the entry portal reads "Alaska Airlines Air Cargo," evidence of the building's former use.

Figure 54. West facade of the Naval Operating Transport Service Warehouse (©TNSDS 2022).

The west façade of the building has weathered, shiplap siding in the main wall space and octagonal vertical plank wooden siding in the gable peak. The roof has a metal rake along the edge and wooden soffit beams. A plywood square is centered under the gable ridge, presumably covering a ventilation louver. An antenna is affixed to the gable to the north of center, with a cable running down the façade to the ground level. A vinyl sliding window with wood trim is located on the ground floor of the building, north of center. Below the window is a fuel intake pipe; it is currently not connected to anything. More cables run along the foundation of the building. A metal electrical panel is attached to the building near the south corner of the façade, behind a raised fuel tank. The fuel line runs from the tank into the building where the foundation and siding meet.

Figure 55. North facade of the Naval Operating Transport Service Warehouse (©TNSDS 2022).

The northern façade faces the runway and was used as the main cargo transfer point. The west wing and central gable have white painted shiplap siding, metal rake, and wood soffit. The gable peak has octagonal finished vertical plank wood siding. The west wing has two openings: a vinyl framed sliding window near the western corner and a boarded over man door near the eastern corner. The central gable has a vinyl overhead door with three rounded-corner vision windows centered under the gable ridge. The overhead door extends below the lip of the raised concrete foundation. The words "Reeve Aleutian Air Cargo" are painted in blue above the overhead door. A wood-framed man door is located directly to the east of the overhead door; the door is boarded over with plywood in hinges with a padlock to deter trespassers. A wood framed ventilation louver is centered under the gable ridge, and overhead security lights are evenly spaced in the gable peak to either side of the overhead door. The man door is reached by a set of metal grating stairs and landing; the metal railing for the stairs only remains on the east side of the stairs. The northern façade of the east wing is unbroken, adorned only by vertical groove plywood siding.

Figure 56. East facade of the Naval Operating Transport Service Warehouse (©TNSDS 2022).

The east façade of the building is clad in deteriorating T1-11 siding in the entirety. A wooden sliding cargo door is located in the southern corner of the façade, extending below the foundation lip with a wood bumper guard. An overhead light is located directly above the overhead door. A wood ventilation louver is centered below the gable ridge. A metal electrical panel is attached to the wall in the northern corner, and several cables and wires lead from it into the building in a myriad of location. The T1-11 siding is deteriorating and has been peeled back to reveal the shiplap siding below. A plywood covered window is evident near the northern side of the façade below the deteriorated siding. The wood octagonal vertical plank siding is also visible below the T1-11 siding; all of the wooden siding shows beige paint.

Figure 57. Interior of the Naval Operating Transport Service Warehouse, facing northwest (©TNSDS 2022).

The interior of the building is currently used for storage. The center portion of the building and the eastern wing are open, with only one wooden pillar marking the division between the central and eastern wings. The concrete floor has been recast in front of the northern overhead door, with a rectangular drain set directly in front of the door opening. The drain is covered in plywood. The floor has several large cracks running across it. The walls all have plywood finishing.

Figure 58. Interior of the cargo receiving office of the Naval Operating Transport Service Warehouse (©TNSDS 2022).

The western wing of the building was set aside for office use. It is finished, with plaster walls and a drop ceiling with acoustic paneling. The office immediately off the main cargo storage area runs the width of the building and contains an airline counter with a sign reading "PenAir." More signs reading "PenAir Cargo Shipping and Receiving" and "Alaska Airlines Air Cargo" are on the floor; another "Alaska Airlines Air Cargo" sign is attached to the wall. To the west of the receiving office is a smaller office with faux wood finished walls and a small bathroom.

Property History

The Naval Operating Transport Receiving Warehouse was originally constructed in 1943 as part of the build-up of the Dutch Harbor Naval Operating Base and Fort Mears. After the war, the building operated as a cargo shipping, receiving, and storage building for a number of different airlines over the years, including Reeve Air, PenAir and Alaska Airlines. The building passed into private ownership circa 2004[32] and is used for storage purposes.

Key Defining Features

- Cross-gabled roof with a central cargo area
- Overhead cargo door facing the runway and airport apron
- Octagonal-finished siding in the gable ends
- Location adjacent to the airport apron
- Concrete form imprints left from the casting of the foundation

Changes Over Time

There are no officially documented changes to the building. Deteriorating siding, however, shows that plywood and T1-11 siding has been installed over the original siding. Wood and plywood on the roof appear to be holding down loose pieces of rolled tar paper siding.

Existing Property Plans

The Naval Operating Transport Receiving Warehouse is identified in the 2021 Draft Airport Master Plan Update as a building that needs to be removed to be in compliance with the ROFA; however, no plans or funding are currently known to be available for the purpose. At the time of the proposed sale to the Alaska Weather Operations Service, Inc in 2004 and again in 2007, the building had many deficiencies that the buyer was required to address as part of the sale agreement. However, based on a visual inspection of the photographs in the sales agreements shows that few of these deficiencies were addressed.

32 Dale Ruckman, personal communication with author Casey Woster, April 28, 2022.

Attachment 3

HABS No. AK-34 Record Documents

Survey Sheets : 1 - Informational Cover Sheet
4 - Dutch Harbor Site Plan
5 - Dutch Harbor Site Section
6 - Naval Air Station Site Plan

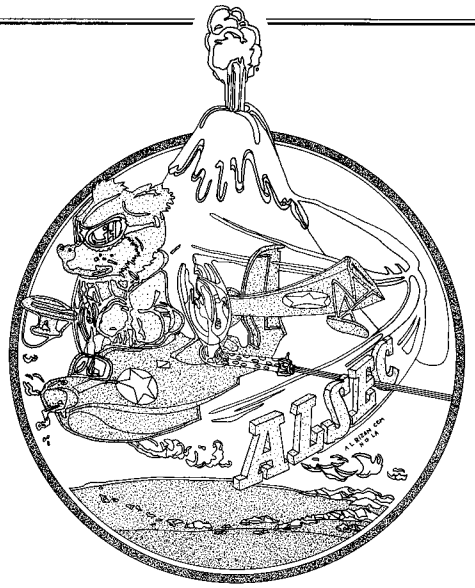
Survey Photographs : HABS No. AK-34-C1 and -C2

NAVAL OPERATING BASE DUTCH HARBOR

and

FORT MEARS

Unalaska Island, Alaska



TERRAZZO FLOOR DETAIL: BACHELOR OFFICERS QUARTERS

SCALE: 1 1/2" = 1'-0"

0 1 2 3 4 5 FEET

0 50 100 150 CENTIMETERS

IN RESPONSE TO JAPAN'S EXPANSIONIST POLICY IN EASTERN ASIA DURING THE THIRTIES, THE UNITED STATES ESTABLISHED A NAVAL AVIATION SHORE FACILITY AT DUTCH HARBOR IN 1940, ENCOMPASSING ALL OF AMAKNAK ISLAND WITH THE EXCEPTION OF 78.78 ACRES PREVIOUSLY SET ASIDE AS A NAVAL RADIO STATION. NAVAL OPERATING BASE DUTCH HARBOR WAS COMMISSIONED IN 1942 AND COMPRISED THE NAVAL AIR STATION, NAVAL SECTION BASE, ILIULIUK SUBMARINE BASE, AND A DETACHMENT OF MARINES, AND INCORPORATED THE NAVAL RADIO STATION.

FORT MEARS WAS ESTABLISHED TO DEFEND THE NAVAL INSTALLATION. CONSTRUCTION OF GARRISON NO. 1 AT MARGARET BAY ON AMAKNAK ISLAND BEGAN IN JANUARY 1941. WHEN THE INITIAL ARMY GARRISON ARRIVED IN MAY 1941, FORT MEARS WAS KNOWN AS "U.S. ARMY TROOPS, UNALASKA." IN SEPTEMBER 1941 FORT MEARS WAS FORMALLY DEDICATED IN HONOR OF COL. FREDERICK MEARS, AN ENGINEER INSTRUMENTAL IN THE CONSTRUCTION OF THE ALASKA RAILROAD. TROOP STRENGTH AT FORT MEARS PEAKED AT 10,000 PERSONNEL. AS THE NUMBER OF TROOPS INCREASED, THE ARMY BEGAN TRANSFERRING FACILITIES AND MEN TO UNALASKA ISLAND, WITHDRAWING FROM AMAKNAK AND LEAVING THAT ISLAND TO THE NAVY IN 1944, WITH THE EXCEPTION OF THE COASTAL DEFENSE BATTERIES AND JOINT COMMAND UNITS.

IN THE SPRING OF 1942 THE JAPANESE IMPERIAL NAVY PREPARED TO STRIKE MIDWAY WITH THE INTENTION OF DESTROYING THE AMERICAN PACIFIC FLEET. THE PLANS CALLED FOR AN ATTACK AGAINST THE ALEUTIANS, BOTH AS A DIVERSIONARY TACTIC AND TO PREVENT THEIR USE AS A STAGING POINT FOR ATTACKS ON THE JAPANESE MAINLAND. ON THE 3RD AND 4TH OF JUNE 1942 THE JAPANESE BOMBED DUTCH HARBOR, KILLING 43 AMERICANS, BUT NOT APPRECIABLY DAMAGING THE BASE. JAPANESE TROOPS OCCUPIED KISKA AND ATTU, RESULTING ONE YEAR LATER IN THE ONLY LAND BATTLE OF WORLD WAR II FOUGHT ON NORTH AMERICAN SOIL. AMERICAN INVASION FORCES TRAINED AT DUTCH HARBOR. AS A DIVERSION, THE ATTACK AGAINST THE ALEUTIANS WAS A FAILURE - JAPAN'S DISASTROUS DEFEAT AT MIDWAY TURNED THE TIDE OF THE WAR AGAINST JAPAN. IN ADDITION, THE BOMBING OF DUTCH HARBOR CAUSED AN UPROAR IN THE LOWER 48 WHICH STRENGTHENED AMERICAN RESOLVE TO BEAT THE JAPANESE AND WIN THE WAR.

THE BUILDINGS AT NAVAL OPERATING BASE DUTCH HARBOR AND FORT MEARS, PREDOMINANTLY FRAME STRUCTURES ERECTED BETWEEN 1941 AND 1944, WERE BUILT ACCORDING TO STANDARD MILITARY CONSTRUCTION PLANS. UTILITARIAN AND FUNCTIONAL, THEY DISPLAY LITTLE CONCERN FOR ELEMENTS OF STYLE, REFLECTING THE EFFICIENCY AND SPEED WITH WHICH THEY WERE ERECTED. THE NAVAL OPERATING BASE WAS DECOMMISSIONED AND ALL PERSONNEL WITHDRAWN IN 1947. FORT MEARS WAS DECLARED SURPLUS IN 1952. MANY OF THE BUILDINGS HAVE BEEN REHABILITATED FOR CIVIC, COMMERCIAL AND RESIDENTIAL USE BY CIVILIANS. THE MAJORITY HAVE BEEN ALLOWED TO DETERIORATE AND HAVE BEEN OR WILL BE RAZED IN ACCORDANCE WITH THE DEFENSE ENVIRONMENTAL RESTORATION PROGRAM, CONDUCTED BY THE U.S. ARMY CORPS OF ENGINEERS.

DOCUMENTATION OF NAVAL OPERATING BASE DUTCH HARBOR AND FORT MEARS ON UNALASKA AND AMAKNAK ISLANDS WAS UNDERTAKEN BY THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS), A DIVISION OF THE NATIONAL PARK SERVICE, IN COOPERATION WITH THE ALASKA DISTRICT, CORPS OF ENGINEERS. THE PROJECT WAS EXECUTED UNDER THE GENERAL DIRECTION OF ROBERT J. KAPSCH, CHIEF OF HABS/HAER, AND ROGER CONTOR, ALASKA REGIONAL DIRECTOR, NATIONAL PARK SERVICE. RECORDING WAS CARRIED OUT DURING THE SUMMER OF 1985 BY ROBERT SPUDE, PROJECT DIRECTOR; CAREY FEIERABEND, ARCHITECTURAL SUPERVISOR; BRIAN D. BARTHOLOMEW, CLIFF GOODHART, LAWRENCE HUNTER, KENNETH MARTIN AND ALFONSO NARVAEZ, ARCHITECTURAL TECHNICIANS; ELIZABETH MILLER, HISTORIAN; JOHN LOWE III, PHOTOGRAPHER; AND DAVID SNOW, HISTORICAL ARCHITECT.

DRAWN BY: BRIAN D. BARTHOLOMEW, 1985.

DUTCH HARBOR PROJECT
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

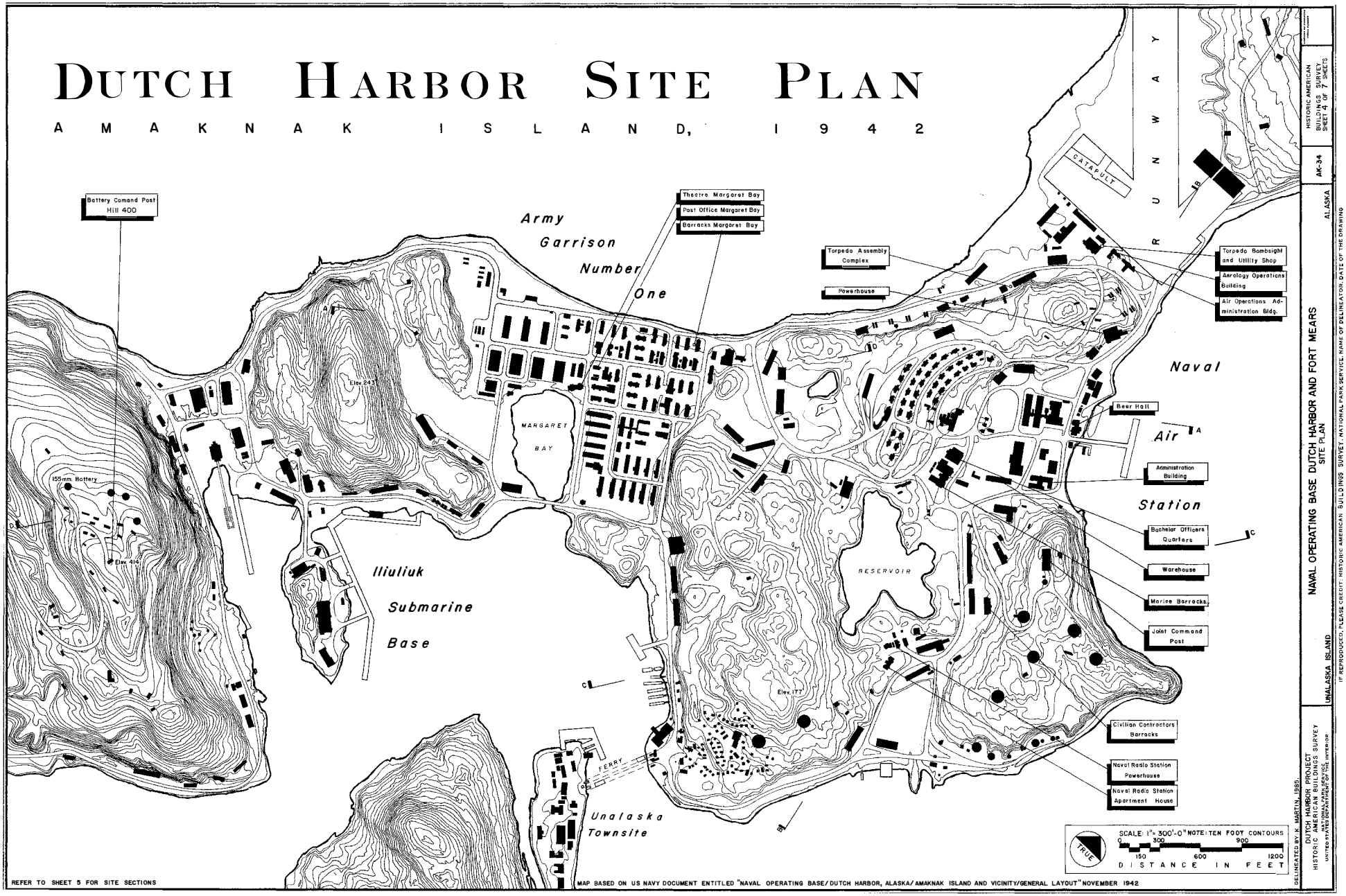
UNALASKA ISLAND

NAME AND LOCATION OF STRUCTURE
NAVAL OPERATING BASE DUTCH HARBOR AND FORT MEARS
ALASKA

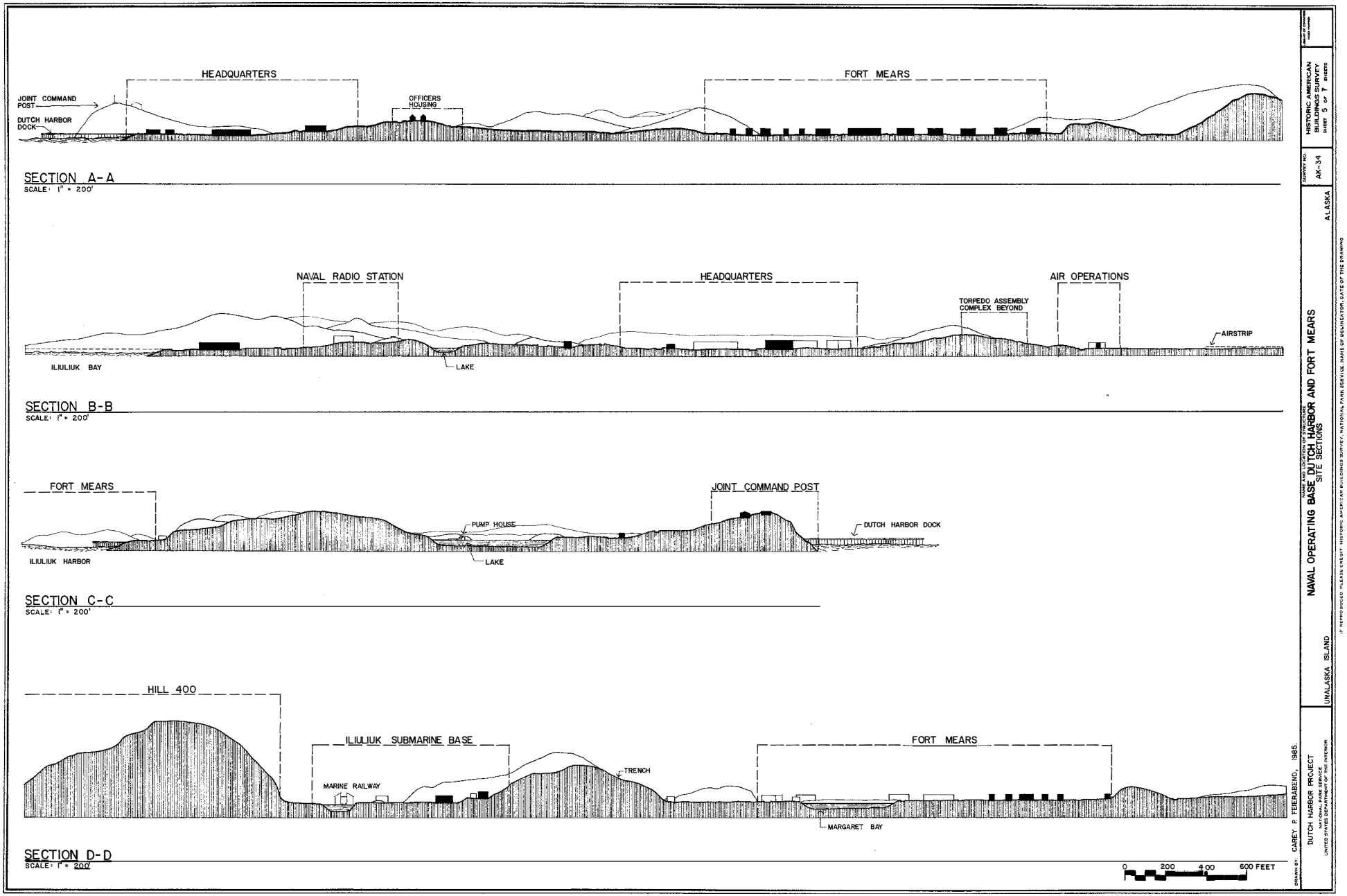
SURVEY NO. AK-34

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 7 SHEETS

Attachment 3 - HABS No. AK-34 Record Documents, Sheet 1 - Information Cover Sheet

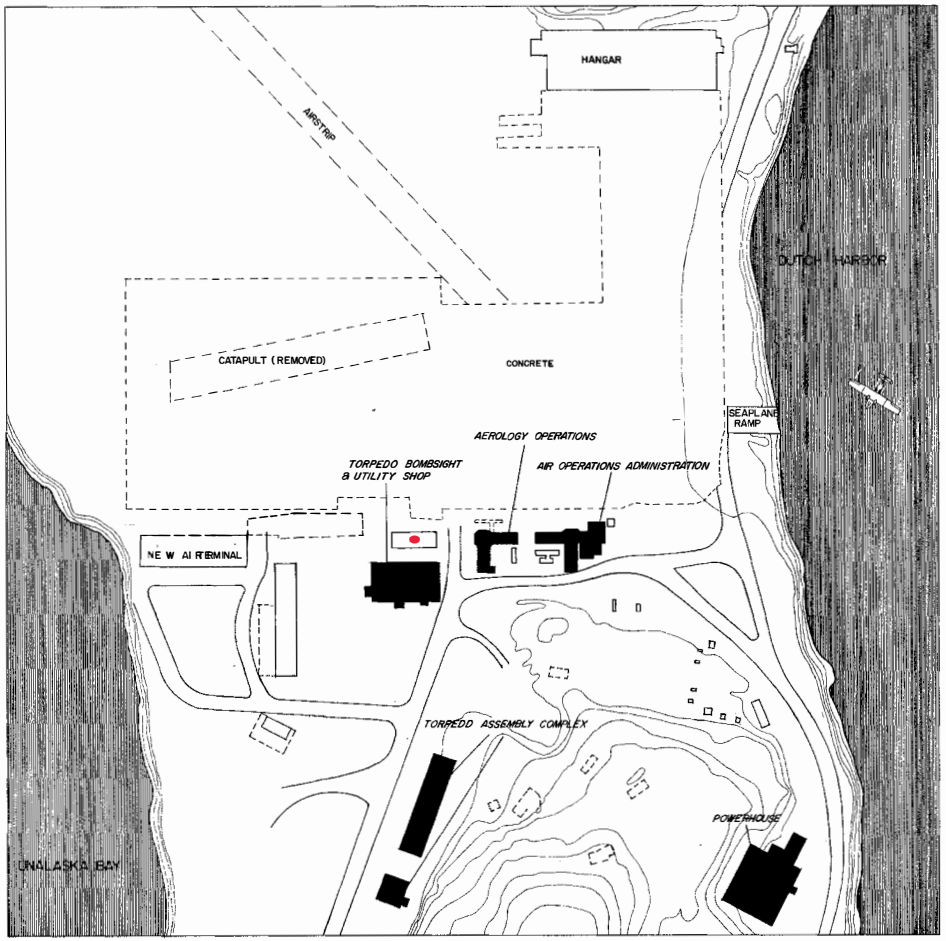


Attachment 3 - HABS No. AK-34 Record Documents, Sheet 4 - Dutch Harbor Site Plan



Attachment 3 - HABS No. AK-34 Record Documents, Sheet 5 - Site Sections

NAVAL AIR STATION



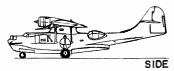
NAVAL AIR STATION SITE PLAN

SCALE: 1" = 100'-0"

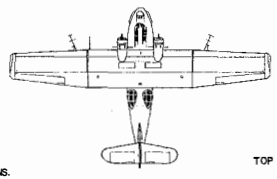
0 100 200 300 500 FEET

0 30 60 90 150 METERS

PBY, THE CATALINA



WING SPAN: 104'-0"
LENGTH: 63'-11"
SPEED: 196 MPH
SERVICE CEILING: 18,200'
NOSE: ONE .30 BROWNING
WAIST: TWO .50 BROWNINGS
TAIL: ONE .50 BROWNING



A PBY LOCATED THE JAPANESE FLEET PRIOR TO THE ATTACK ON DUTCH HARBOR. PBYs, MARITIME PATROL FLYING BOATS, WERE USED THROUGHOUT THE ALEUTIANS.

Source: Combat Aircraft of WW II
Bookthrift Inc. 1979
Author; Bill Gunston

0 10 20 30 40 50 FEET

0 5 10 15 METERS

A NAVAL AIR STATION WAS ESTABLISHED AT DUTCH HARBOR IN 1941. BECAUSE OF TERRAIN UNSUITABLE FOR A FULL-SCALE AIRFIELD, THE STATION INITIALLY SERVED ONLY SEAPLANES AND CATALINA FLYING BOATS (PBYS). TO ACCOMMODATE LAND-BASED PLANES THE NAVY CONSTRUCTED A SMALL LANDING STRIP EQUIPPED WITH CATAPULT AND ARRESTING GEAR, SIMILAR TO THAT OF AN AIRCRAFT CARRIER. A SHORT (4,385 FEET) RUNWAY WAS SUBSEQUENTLY CARVED OUT OF ROCK AT THE FOOT OF MOUNT BALLYHOO FOR FIGHTER AIRCRAFT. THE NAVAL AIR STATION INCLUDED A DOUBLE HANGAR, AEROLOGY AND ADMINISTRATION BUILDINGS, AND A COMPLEX OF STRUCTURES FOR ASSEMBLING AND STORING AVIATION SUPPLIES AND TORPEDOS. THE STATION FORMED A PART OF THE NAVAL OPERATING BASE IN 1942, AND WAS REDUCED TO A NAVAL AIR FACILITY IN 1944. SINCE 1947, THE AIRFIELD AND RELATED BUILDINGS HAVE SERVED AS THE DUTCH HARBOR COMMERCIAL AIRPORT.

DRAWN BY: BRIAN D. BARTHOLOMEW, DAVE SNOW, 1985

DUTCH HARBOR PROJECT
UNITED STATES DEPARTMENT OF THE INTERIOR

UNALASKA ISLAND

NAME AND LOCATION OF STRUCTURE
NAVAL OPERATING BASE DUTCH HARBOR AND FORT MEARS
NAVAL AIR STATION SITE PLAN

ALASKA

SURVEY NO. AK - 34

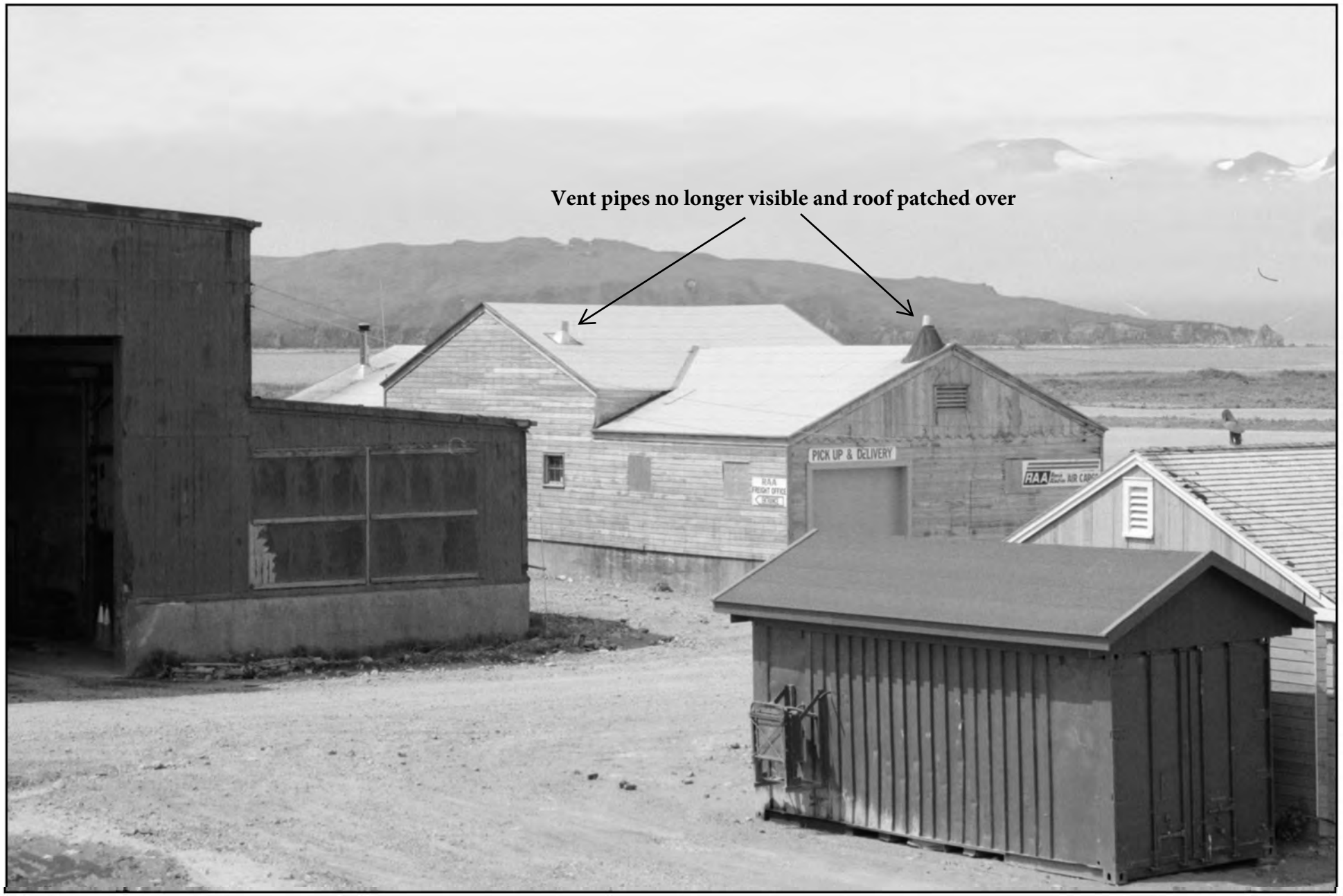
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 7 SHEETS

Attachment 3 - HABS No. AK-34 Record Documents, Sheet 6 - Naval Air Station Site Plan

• - Naval Operating Transport Services Warehouse

Dark shaded buildings determined as principle features to Naval Air Station and the NHL

Attachment 3 - Photograph 1 : HABS No. AK-34 Record Documents, Survey Photograph HABS No. AK-34-C1
Facing northwest and starting left to right - Torpedo Bombsight and Utility Shop, Naval Operating Transport Service Warehouse (center backgound), Aerology Operations Building, and Trailers



Attachment 3 - Photograph 2 : HABS No. AK-34 Record Documents, Survey Photograph HABS No. AK-34-C1 (zoom-in center) Facing northwest Naval Operating Transport Service Warehouse (center background)

Although obscured by corner of building on left, it is probable that the NOTSW's south facade did not have a garage bay door at time of original construction where one is now currently located.

Attachment 3 - Photograph 3 : HABS No. AK-34 Record Documents, Survey Photograph HABS No. AK-34-C2
Facing west - Torpedo Bombsight and Utility Shop (left and) Naval Operating Transport Service Warehouse (right)

Photograph illustrates the amount of limited space between the two buildings

AHRS #: UNL-00646 **Historic Name:** Naval Operating Transport Service Warehouse

Associated District AHRS # UNL-00120 **Date of Construction:** 1942 **Eligibility:** Unknown

Associated District AHRS Name: Dutch Harbor Naval Operating Base and Fort Mears, U.S. Army National Historic Landmark

Period of Significance: 1940-1945

Building Photograph

2022: Standing in southeast corner facing northwest

Site Map

Unalaska Airport Facilities Design and Maintenance Guidelines

GENERAL PROPERTY INFORMATION

Location Description or Address:

Located on the Unalaska Airport in Unalaska; Lot 6G, Block 2

Latitude: 53.894764 **Longitude:** 166.539178 *Please use Degree, decimal e.g. 57.087172 -134.840399*

USGS quad: Unalaska D-2 **MTRS:** Seward-72S117W34 *Format example for Meridian Township Range Section-- F7S16W13*

ARCHITECTURAL INFORMATION

Architectural Style: (Please reference Alaska Style Guide for styles found in Alaska)

Military - non-residential, storage/utilitarian function

Architectural Description: (Include setting, outbuildings, materials, etc...)

single-story, rectangular, cross-gabled, wood-frame building constructed on a raised concrete foundation with a perimeter lip. The building consists of one gable running north to south and two gabled wings extending to the east and west.

BUILDING EVALUATION FOR THE NATIONAL REGISTER

Historic Context: (Relate people, events, and themes with time and place)

Building served as air cargo transfer terminal for military installation from 1943-1947.

AHRS #: UNL-00646 **Historic Name:** Naval Operating Transport Service Warehouse

Statement of Significance:

Building no longer retains integrity to adequately convey the period of significance.

Integrity Discussion:

The integrity of Building 421 to adequately convey a direct historical significance to World War II has diminished over the past eight decades. Although in the same location, much of the surrounding area has changed with time, and the feeling of being on an active WWII military base has shifted to that of a commercial airport. The building's materials are comprised mainly of wood components with a poured concrete foundation because such supplies were the cheapest and easiest supplies for the military to construct the base with efficient speed. Building 421 was constructed according to plans in expeditious fashion by the Navy's Seabees because there was a multitude of other buildings and structures that needed to be erected as well, so detailed workmanship was not a priority (originally over 1,000 buildings/structures existed throughout the base while active). Visual observations of the current building indicate that it is of a "bygone era" but there are no specific indicators that can directly/indirectly convey a feeling to which era it might be from. Building 421 is associated with the historic build-up event of military infrastructure along the Aleutian Archipelago, however, this association is difficult to perceive based on the changes to both the building and surrounding area over time.

Eligible: ☐ YES ☒ NO **If yes:** ☐ A ☐ B ☐ C ☐ D

Criteria Consideration: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Form Preparation Information

Prepared By:	Benjamin Storey
Professional Qualifications:	Regional Environmental Manager / PQI Archaeology
Date Prepared:	September 18, 2023

CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, OCTOBER 19, 2023, IMMEDIATELY FOLLOWING HPC MEETING
AGENDA

ZOOM Meeting Link:
https://us02web.zoom.us/j/89874827348?pwd=b3FmenNYME9IaW5VNjNtQlpCY2k4QT09
Meeting ID: 813 1042 8861 **Access Code:** 592925
Toll Free Numbers: (833) 548 0276 (833) 548 0282 (877) 853 5247 (888) 788 0099

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA
APPEARANCE REQUESTS
ANNOUNCEMENTS

MINUTES: Draft minutes from the meeting August 17, 2023

PUBLIC HEARING

1. **RESOLUTION 2023-07**: A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

OLD BUSINESS
No items

NEW BUSINESS

1. **RESOLUTION 2023-07**: A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

WORKSESSION
N/A

ADJOURNMENT

Principles of the Unalaska Planning Commission

1. The Position: In any community, the position of Planning Commissioner is a highly respected and honored one.

2. The Job: The job of Planning Commissioner is to serve the public, as representatives of the City Council and to the best of their ability, in ensuring sound planning and growth management in Unalaska. All decisions of the Planning Commission should be based on sound planning principles and practices, and not on the personal opinion of individual Planning Commissioners. Once the Planning Commission makes a recommendation to the City Council, the job of the Planning Commissioners and Planning Commission is over, in terms of that particular action.

3. Integrity: Planning Commissioners are appointed by City Council. The actions, behavior, and comportment of each Planning Commissioner reflect not only on that Planning Commissioner's integrity – but also on the integrity of the City Council and of the entire City government.

4. Collaboration: An individual Planning Commissioner is not a "lone wolf," but is part of a collective body. As such, each Planning Commissioner is expected to act in a collaborative manner with his and her fellow Planning Commissioners.

5. Respect Each Other: While it is understandable to sometimes disagree with your fellow Planning Commissioners on issues brought before the body, and appropriate to publically vocalize that disagreement during Planning Commission meetings, a Planning Commissioner should always respect the opinion of their fellow Commissioners and treat each other with respect.

6. Majority Rules: It is important to remember that, at the end of the day, the majority rules. So, after each action is brought before the body, discussed, and voted upon, Planning Commissioners must accept and respect the rule of the majority – even if the ruling was counter to an individual Commissioner's position.

7. Respect Staff: A Planning Commissioner should respect the opinion of City Planning Staff, whether the Planning Commissioner agrees with staff or not. Planning Staff Members are professionals who are employed to serve not only the Planning Commission and general public, but the City Council.

8. The Las Vegas Rule: What comes before the Planning Commission must stay before the Planning Commission. This means there can be no outside negotiating with petitioners or with the public regarding applications brought before the Commission. And, all discussions – pro or con – concerning a petition before the Planning Commission, must take place solely within Planning Commission meetings.

9. Respect Applicants and Public: Each Planning Commissioner must always show professionalism and respect for applicants and the general public – regardless of the position held by that Planning Commissioner or by the Planning Commission.

10. Upholding the Principles: Any member of the Planning Commission who finds that he or she cannot uphold and abide by the above principles should resign from the Commission.

PROCEDURES FOR THE CHAIR

Approval of Minutes

The Chair states: “The minutes were included in the packet. Are there any corrections to the minutes?” [pause to wait for commissioners to object]. “Hearing none, if there are no objections, the minutes are approved as printed.”

OR

If there are objects to the minutes, then…

1. Ask for a motion to approve the minutes as printed. And a second.
2. Facilitate Commission discussion.
3. Amendments will need a motion and a second.
4. When there is no more discussion, call for a vote on any amendments.
5. Continue discussion until there is none further, then call for a vote on the minutes as amended.

Public Hearings

1. Open the public hearing.
2. Notify the public that they may raise their hand and speak from their seats.
3. Read the title of the first item.
4. Ask if any member of the public wishes to speak to the item. They may do so by raising their hand.
5. When discussion has ended, read the title of the second item.
6. Again ask for public discussion.
7. Continue until all items on the public hearing are complete.
8. NOTE: No commissioners or staff should give any input during the public hearing.

Resolutions under new business or old business

1. Read the title of the first resolution.
2. Ask for declaration of ex parte communications and conflicts of interest from commissioners.
3. Any question of whether a conflict of interest exists will be settled by a majority vote of the Commission. Members with a conflict will be asked to sit in the audience during this discussion/vote.
4. Ask for staff presentation.
5. Ask for questions from Commissioners of staff.
6. Ask for a presentation from the applicant.
7. Ask for questions from Commissioners of the applicant.
8. Ask for a motion to approve the resolution. And a second.
9. Facilitate commission discussion.
10. If any members of the public have signed up to speak on the topic, they will be given a chance to speak. The chair must set a time limit (such as 2 minutes) to each public comment. Time limits can be objected by commissioners and subsequently put to a vote if necessary.
11. Following public testimony, continue commission discussion until there is nothing further.
12. NOTE: Each member of the public only gets one chance to speak, but anyone who signs up with staff before the commission votes shall be given their one chance to speak before the vote occurs.
13. Call for a vote.
14. Repeat for each resolution on the agenda.

City of Unalaska
PLANNING COMMISSION

P.O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251
www.ci.unalaska.ak.us

Regular Meeting
Thursday, August 17, 2023
6:00 p.m.

Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Commissioner Travis Swangel chaired the meeting. Commissioner Swangel called the Regular Meeting of the Unalaska Planning Commission to order at 6:14 p.m., on August 17, 2023 in the Unalaska City Hall Council Chambers.

2. Roll Call:

Present:		Absent:
Travis Swangel	Caroline Williams	Virginia Hatfield
Ian Bagley		
Rainier Marquez		

3. Revisions to Agenda: None
4. Appearance requests: None
5. Announcements: Roufos reported that Cameron Dean would start as Planning Director at the end of September and on the recent legislative visit to Unalaska.
6. Minutes: Chair Swangel asked for objections to the minutes of the July 20, 2023 regular meeting. Minutes approved with no objections

7. Public Hearing:
   1. **Resolution 2023-06:** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE VACATION OF LAVELLE COURT ON BLOCK 1, PLAT92-12 RESERVOIR HILL SUBDIVISION AND BLOCK 2-A, PLAT 97-14 UNALASKA PEDESTRIAN PATHWAY FOR THE PURPOSES OF REPLATTING AS A SINGLE PARCEL – No Comments.

8. Old Business: None

9. New Business:

   1. **RESOLUTION 2023-06:** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE VACATION OF LAVELLE COURT ON BLOCK 1, PLAT 92-12 RESERVOIR HILL SUBDIVISION AND BLOCK 2-A, PLAT 97-14 UNALASKA PEDESTRIAN PATHWAY FOR THE PURPOSES OF REPLATTING AS A SINGLE PARCEL
      1. Bagley made a motion to approve Resolution 2023-06, seconded by Williams. Motion approved 4-0.

10. Work session:

    1. LETTER FROM OUNALASHKA CORPORATION DATED JULY 25TH REGARDING PLANNING COMMISSION DECISION ON RESOLUTION 2023-03, A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

1. The Commissioners recommended that the Planning Director consent to a new hearing regarding Resolution 2023-03 for the original location as applied. Recommendation approved 3-1 (Williams, nay).

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 7:12 p.m.

Cameron Dean Secretary of Commission	Travis Swangel Commission Chairman
Date	Date

City of Unalaska, Alaska
Planning Commission/Platting Board
Staff Report

RESOLUTION 2023-07: A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

Basic Information	
Application Type	Conditional Use Permit
Land Owner(s)	Ounalashka Corporation
Applicant	OptimERA, Inc.
Proposed Use	Cellular Phone Tower
Exhibits	Draft Resolution 2023-03, CUP Application, Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2023-03

Legal Information	
Tax Parcel ID	04-03-440
Address	Approximately 75 Chernofski Drive, Unalaska, Alaska 99685
Legal Description	Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, AIRD
Land Use Subarea	Standard Oil Hill

Area Description	
North	Single-Family/Duplex, High Density Residential
South	High Density Residential, Marine Related Industrial
East	Marine Related Industrial
West	Single-Family/Duplex, High Density Residential

Current Site Description and Zoning Standards					
Zone	High Density Residential (HDR) (UCO §8.12.060)				
Existing Use	Undeveloped				
Permitted Uses	1) Any number or combination of residential dwelling units 2) Not more than four mobile homes on one lot 3) Day-care for five or less children 4) Home occupations 5) Commercial greenhouses 6) Outdoor storage of subsistence and noncommercial fishing gear, boats, nets, buoys and related equipment 7) Public recreational areas, parks, playgrounds, hiking trails				
Conditional Uses	1) Schools 2) Churches 3) Day-care for more than five children 4) Public and quasi-public buildings essential to the physical and economic welfare of the area, such as utility buildings and facilities, fire stations, electric substations, water treatment plants, telephone exchanges, and similar uses or public services 5) Mobile home parks 6) Professional offices, including professional offices in a residence 7) Hospitals, clinics, homes for the aged, group homes, nursing homes, and convalescent homes 8) Halfway houses and safe houses 9) Marinas 10) Bed and breakfasts, lodging houses, and boarding houses 11) Hotels and motels, including bars, restaurants, and other tourist facilities				
	Existing	Required		Proposed	Required
Lot Area	+/- 10,029 ft^2	>10,000 ft^2	**Front Setback**	75.07 ft	20 ft
Lot Frontage	56 ft	>60 ft	**Side Setbacks**	20.03/23.03 ft	10 ft
Coverage	1.06 %	<50 %	**Rear Setback**	26.91 ft	20 ft
Building Height	40 ft	<50 ft	**Parking**		2 spots

Corner Lot?	Yes	**Nonconformance?**	No

Parcel History	
Planning Commission Resolution	N/A
City Council Ordinance	N/A

ADDITIONAL CODE REQUIREMENTS

N/A

PLAN GUIDANCE

1. The Overall Quality of Life section of the Comprehensive Plan identifies improving and lowing the cost of Internet, cable and phone service as a goal. The Plan specifically identifies the construction of new cell tower sites as a primary action to improve quality of life.

BACKGROUND

1. Tract A was at one point a projected site for several condo units to be constructed, however OC chose not to construct these units.
2. Tract A slopes 30 feet from its peak on Chernofski Drive to Biorka Drive. The topography makes site considerations for large scale construction somewhat expensive but not insurmountable.
3. The tower is planned for just outside of a preexisting easement which used to be an extension of Delta Way. The area already includes a 30-40 ft. City tsunami siren in close proximity within that easement.
4. There is plenty of parking on the lot for service vehicles.
5. At the April 27 meeting, the Planning Commission reviewed Resolution 2023-3, for an antenna site near the north lot line and easement on the abovementioned lot. Based on community comment the Planning Commission asked the applicant to seek an alternate site for review.
6. At the June 1 meeting, the Planning Commission approved Resolution 2023-3, a compromise for an alternate site approximately 260 feet south on the same lot from the original posed at the May 18 meeting. The approval of the new site was an amendment of the existing resolution, not a denial of the first location closer to the easement.
7. The property owner has requested a re-hearing on the original site for the tower, citing future development plans and concerns for the use of the lot.
8. The Planning Commission met on August 17th and considered the appropriate course of action for the request. Because the original resolution was not denied outright, but amended, the initial site plan remains eligible for review. The planning commission determined it was appropriate for a new hearing.
9. Because Resolution 2023-3 was approved as amended, this is a new resolution.
10. **Important items for note**: 5G is not planned for this tower.
    - Even so, all antennae and cellular devices are tested and reviewed for safety by the FCC and are given safe standoff distances.
    - The development of 5G cellular services started in 2008, 11 years prior to COVID-19. Initial network roll-outs predate the COVID-19 pandemic.
    - The COVID-19 pandemic has no effect on the safety and testing of 5G networks.
11. According to the FCC, at a consumer level, and at a level of a home located next to such a cell tower, there are no ill health effects from cell towers of or wireless activity unless an individual is directly in the beam and extremely close to the antennae. See the attached documents from the FCC entitled “Human Exposure to Radio Frequency Fields: Guidelines for Cellular Antenna Sites” and “Wireless Devices and Health Concerns” for more information.

DETAILED FINDINGS

1. The proposed structure would meet all setback requirements for the zone.
2. High Density Residential lots have a maximum building height of 50 feet. The proposed tower is 41 feet, 10 inches.

3. Utility buildings and facilities, including "telephone exchanges," are identified in City Code as appropriate conditional uses in High Density Residential districts (§8.12.060(D)(4)).
4. Furthers the goals and objectives of the Comprehensive Plan:
    - Construction of new cell tower sites is identified as a primary action to improve quality of life in the 2020 Comprehensive Plan.
5. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district:
    - Item number 4 in the Conditional Uses list of the High-Density Residential code specifically calls out Public/Quasi-Public uses buildings essential to the physical and economic welfare of the area, such as utility buildings and facilities, … telephone exchanges, and similar uses or public services
    - A cell tower would support growing community needs and improve reliability of communications for all residents.
    - Historically, Unalaska has allowed small cell towers near residential structures. Buildings surrounding the proposed tower would be outside of the standard 44-foot (1.1 x height) fall zone for a similar use, windmills. The tower has a nearly 1.5x height fall zone to the next nearest building (it falls approximately 2 feet short of the full 1.5x).
6. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district:
    - The tower would cause limited traffic on Chernofski Drive or Kovrizhka Street compared to a new residential development and is not expected to cause excessive noise or other disturbances.

CONDITIONS

1. N/A

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning recommends approval of this conditional use request identified in Resolution 2023-07.

PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

Department of Planning
PO Box 610
Unalaska, Alaska 99685-0610
Phone: (907) 581 3100 FAX (907) 581 4181
Email: planning@ci.unalaska.ak.us
Website: www.ci.unalaska.ak.us

The undersigned hereby applies to the City of Unalaska for approval of the following as per Title 8: Planning and Land Use Development, UCO.

APPLICATION FOR:
- ○ VARIANCE
- ○ ZONE AMENDMENT
- ◉ CONDITIONAL USE
- ○ PLAT

Brief Description of Request: (attach additional information to communicate request)

Conditional use request in regards to Zoning for use as Public/Quasi-Public

Current Zone Designation: High Density Residential Proposed Zone Designation(s) (if applicable): Public/Quasi-Public

Current Land Use(s): None Proposed Land Use(s) (if changing): Developed for Cell Tower

Property Owner: Ounalashka Corporation

Property Owner Address: PO Box 149 Unalaska, Ak 99685

Street Address of Property: None on file, Chernofski Dr

Applicant's Name: Matthew Scott

Mailing Address: PO box 921134, Dutch Harbor Alaksa 99692

Email: matt@optimerainc.com Day Time Phone: 907-581-7822 Message Phone: 907-581-7822

FOR OFFICE USE ONLY		DATE	
Preliminary Plat Copies		Attachment A	
Applicant Letter		Site Plan	
Application Fee		Title Search/Certificate-to-Plat	

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: 040344 Lot : -- Block: 6 Tract: A

Subdivision: Ilulaq Subd. USS: _____

Section(s): _____ Township: _____ Range: _____

PROPOSED FUTURE DESIGNATION OF PROPERTY: (For Plat Application Only)

Platting Procedures and Requirements are described in detail in Chapter 8.08: Platting and Subdivision. A certificate to plat as proof of ownership shall accompany the submittal of a plat.

SUBDIVISION _____

Block(s) _____ **Lot (s)** _____ **Tract (s)** _____ **USS** _____

Containing: _____**Acre(s)** _____ **Lot(s)** _____ **Tract(s)** _____

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number_____

Registered in Alaska: Yes ◯ No ◯

REQUIRED SUPPLEMENTAL INFORMATION (For Variance, Zone Amendment and Conditional Use Application Only).

Subdivision Variance (8.08.110)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

Applicant is encouraged to submit supporting documentation to demonstrate how the requested Zone Amendment is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

Conditional Use (8.12.200)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Conditional Use:

- Furthers the goals and objectives of the Comprehensive Development Plan;
- Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
- Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

Zoning Variance (8.12.210)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of "financial hardship" when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;
- Is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;
- Will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- Will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance, which would alleviate the hardship.

*SITE PLAN (*TO SCALE*): Please show all existing and proposed structures, access, dimensions, utilities and parking as appropriate.

PLEASE NOTE : All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for*) the owner of the property described above and that I desire a planning action for this property in conformance with the Title 8, UCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify, to the best of my knowledge, belief, and professional ability, that this application meets them. I understand that payment of the review fee is non-refundable and is to cover costs associated with the processing of this application and that it does not assure approval of the request.

	3/21/2023
Signature	Date

***Please fill out and submit Authorization to Make Application by Agent form if acting as Owner's Agent**

To: City of Unalaska
From: OptimERA Holdings Inc
Date: 3/11/2023
Re: Building Permit Application – Standard Oil, Leased Site

Standard Oil ARE Monopole LTE Site Install – OptimERA xG

Project Description:

Installation of an approximately 40' self-supporting ballasted foundation monopole structure on an existing leased parcel owned by the Ounalashka Corporation. The Site has no existing utilities, and no excavation is planned in the ROW for the project. No water or Sewer utilities are being requested. Scope of the project is for no excavation, site leveling and compaction only. Only excavation will be for the installation of a short trench for requested utility power services to be mounted adjacent to the Ballasted foundation.

In addition to the ballasted foundation, post tower construction a 6' security fence shall be placed on the lease boundary.

Construction:

All construction shall be in accordance with the equipment manufacturers approved installation methods or equivalent means. All work herein and incidental work not shown shall be constructed in conformance with the applicable building codes adopted in Alaska 18AAC 75 including the IBC, IRC, NESC, UPC, IFC, IMC, IFGC and all other local, state, and federal regulations. FAA avoidance and antenna registration completed and attached.

The site is currently zoned High Density Residential, accompanying this request is a Condition Use permit to request to use the leased parcel in alignment with the Public Quasi/Public Zoning guidelines to accommodate a cell tower and accompanying facilities.

Site Location:

Leased parcel:

> Unsubdivided: Approximately 10,000± SF located within a portion of Block 6, Ilulaq Subdivision, according to the official plat thereof, filed under plat No. 79-3, in the Aleutian Islands Recording District, Third Judicial District, State of Alaska. on Amaknak Island as shown in the attached Drawings (Sheet x of x – STOIL-xxx-xxx).

Drawings/Sheets:

- STND-APP-COV (1 sheet)
- STND- SITE -001 (1 Sheets)
    - Site Plan
- STND-EL – 001 thru 003 - (3 Sheets)
    - Electrical Overview

Attachments:

- Attachment #1 - PLANNING REQUEST APPLICATION FORM – Conditional Use - OptimERA xG-20230311
- Attachment #2 -- FAA Standard Oil OSI_66'_ FAA Determination_07182022 - OptimERA xG-20230311
- Attachment #3 -- 21222-0016_UNALASKA_SA_REPORT_Sealed - OptimERA xG-20230311
- Attachment #4 -- 21222-0016_UNALASKA_SA_Drawings_Sealed - OptimERA xG-20230311
- Attachment #5 - Optimera - Standard Oil Hill Lease - Final_sg_ms_Red - OptimERA xG-20230311
- Attachment #6 Form A – City of Unalaska, Application for Building Permit - OptimERA xG-20230311
- Attachment #7 Form B – City of Unalaska, Utility Service Request Form - OptimERA xG-20230311

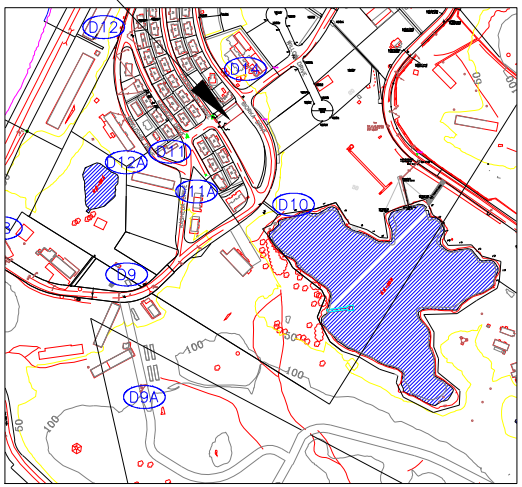
Matt Scott

Matthew M Scott
Chief Operations Officer
State of Alaska Electrical Administrator, EADE2030
OptimERA Holdings Inc.

OptimERA xG

Standard Oil Monopole LTE Site Install - OptimERA xG

Project Location



Address:
Chernofski Dutch Harbor, Alaska, Amaknak Island, Aleutians West

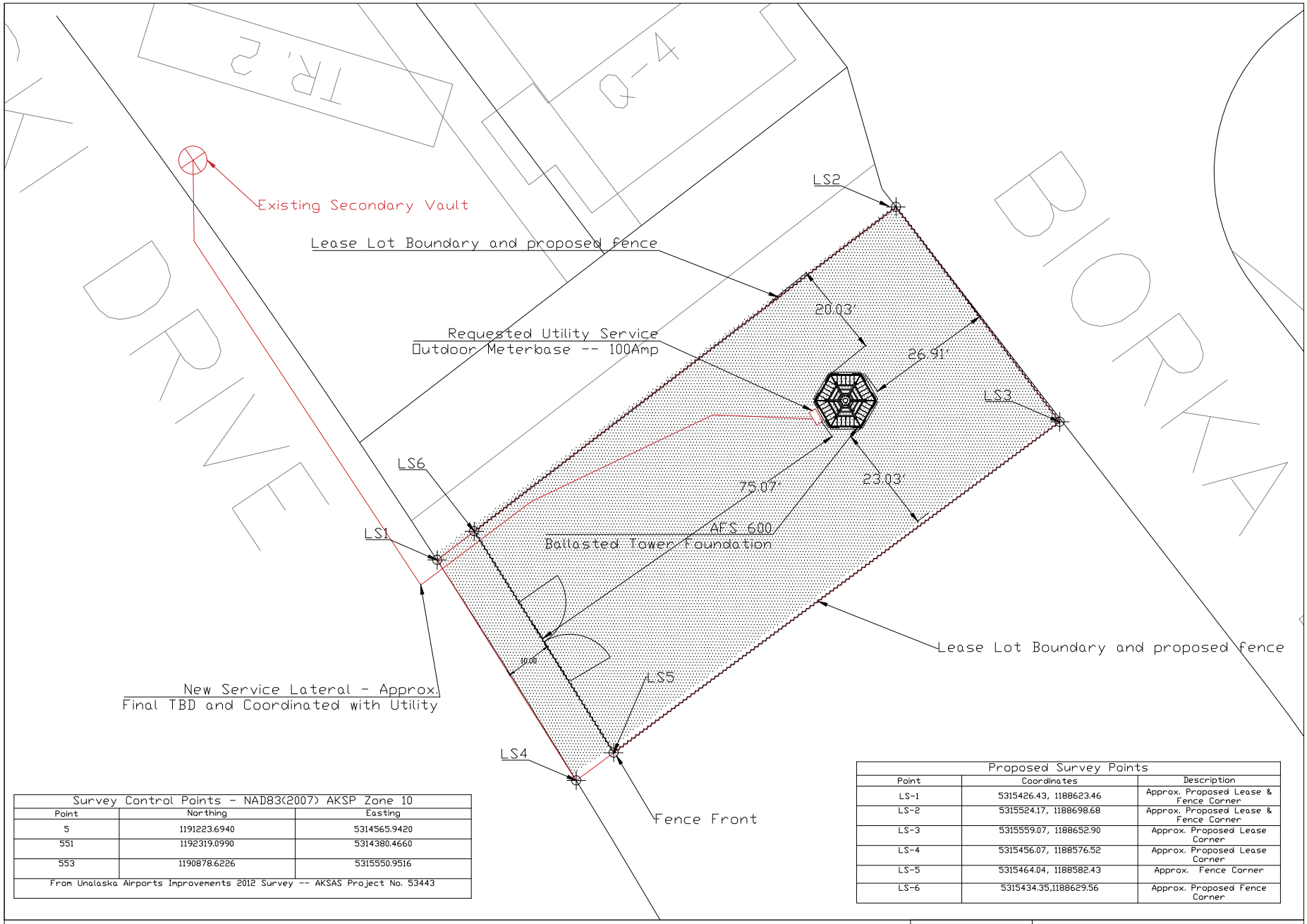
Legal Description:
Unsubdivided, Approximately 800± SF leased lot located within a portion of Sec.34, T72S, R117W, S.M. on Amaknak Island

Note: All work herein and incidental work not shown shall be constructed in conformance with the applicable building codes adopted in Alaska 18AAC 75 including the IBC,IRC,NESC,UPC,IFC,IMC,IFGC and all other local, state and federal regulations.

OptiMERA Holdings Inc.
"Optimizing Technology for a new ERA"
P.O. Box 921134
Dutch Harbor, Alaska 99692

Qunalashka Corporation Leased site -OptimERA
LTE Micro Site
Standard Oil Hill
COVER

CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	04/14/2021	NTS	STNDAPP-COV	1 of 1



Survey Control Points - NAD83(2007) AKSP Zone 10		
Point	Northing	Easting
5	1191223.6940	5314565.9420
551	1192319.0990	5314380.4660
553	1190878.6226	5315550.9516
From Unalaska Airports Improvements 2012 Survey -- AKSAS Project No. 53443		

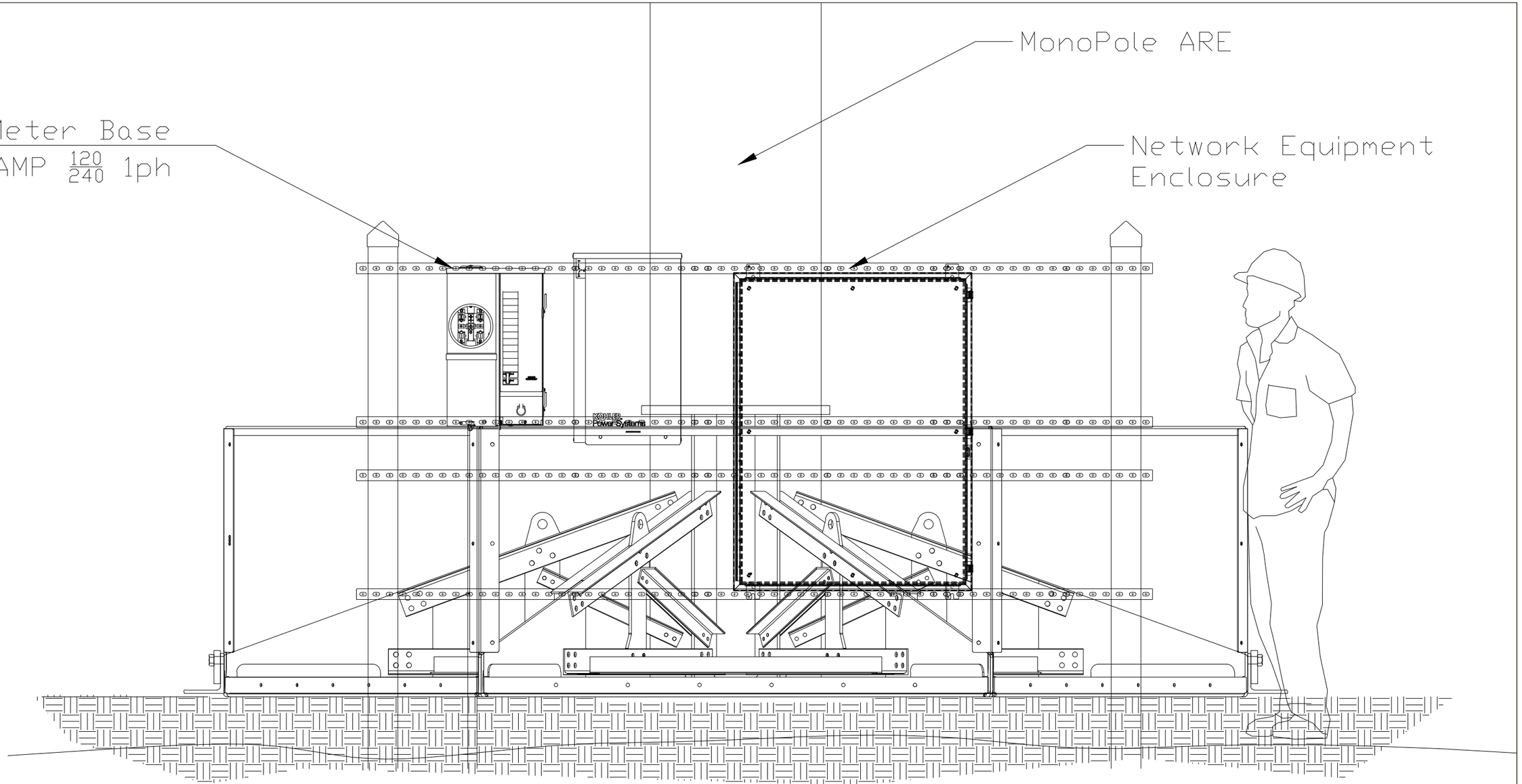
Proposed Survey Points		
Point	Coordinates	Description
LS-1	5315426.43, 1188623.46	Approx. Proposed Lease & Fence Corner
LS-2	5315524.17, 1188698.68	Approx. Proposed Lease & Fence Corner
LS-3	5315559.07, 1188652.90	Approx. Proposed Lease Corner
LS-4	5315456.07, 1188576.52	Approx. Proposed Lease Corner
LS-5	5315464.04, 1188582.43	Approx. Fence Corner
LS-6	5315434.35,1188629.56	Approx. Proposed Fence Corner

OptiMERA Holdings Inc.
"Optimizing Technology for a new ERA"
P.O. Box 921134
Dutch Harbor, Alaska 99692

Ounalashka Corporation Leased site -OptiMERA

LTE Micro SITE
Standard Oil Hill
COVER

CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	3/11/2023	NTS	STND-SITE-001	1 of 1



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"Optimizing Technology for a new ERA"
P.O. Box 921134
Dutch Harbor, Alaska 99692

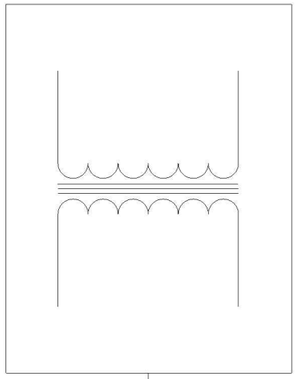
Standard Oil Tower Site

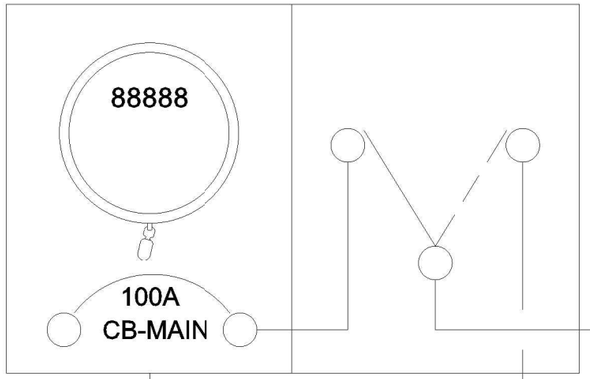
Monopole Cell Site
Electrical Layout Overview

CHECKED	DRAWN	DATE	SCALE	DRAWING	SHEET
....	MMS	3/11/2023	NTS	STND-EL - 001	1 of 3

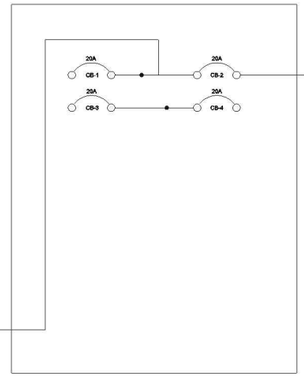
METERBASE - XFER Switch

UTILITY TRANSFORMER





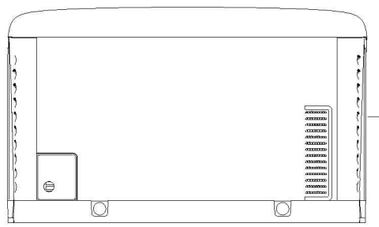
MDP

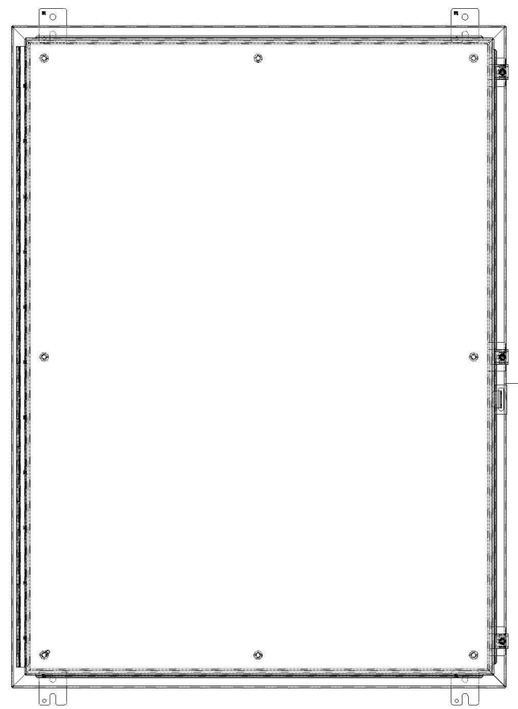


2" PVC sch 80

2" PVC sch 80
Secondary 240/120
*Trench and conduit by Utility

KOHLER 8KW
EMERGENCY GENERATOR





Hoffman Enclosure Type 4x - or equiv.

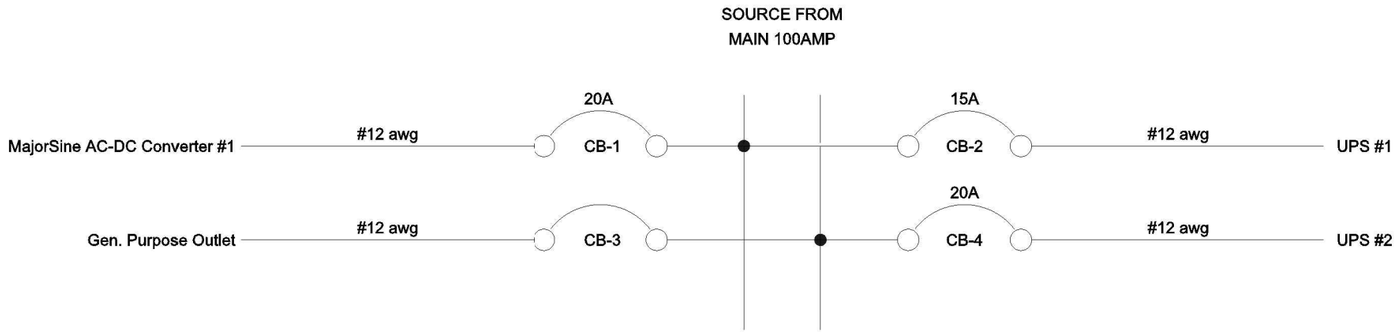
**All electrical new construction to be installed in compliance with State and/or Local laws and ordinances.
Work shall be supervised by a State of Alaska Electrical Administrator

OptiMERA Holdings Inc.
"Optimizing Technology for a new ERA"
P.O. Box 921134
Dutch Harbor, Alaska 99692

Standard Oil Tower Site

Monopole Cell Site
Electrical one-Line

CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	3/11/2023	NTS	STND-EL-002	2 of 3



**All electrical new construction to be installed in compliance with State and/or Local laws and ordinances.
Work shall be supervised by a State of Alaska Electrical Administrator

OPTIMERA HOLDINGS INC.
"OPTIMIZING TECHNOLOGY FOR A NEW ERA"
P.O. Box 921134
Dutch Harbor, Alaska 99692

STANDARD OIL TOWER SITE

MONOPOLE CELL SITE
ELECTRICAL PANEL CIRCUIT LAYOUT

CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	3/11/2023	NTS	STND-EL - 003	3 of 3

PROPOSED 41'-9 3/4" MONOPOLE

SITE: UNALASKA, AK

UNALASKA, ALASKA
ALEUTIANS WEST COUNTY
LAT: 53° 53' 19.24"; LONG: -166° 32' 27.53"

PJF PAUL J. FORD & COMPANY
250 E Broad St, Ste 600- Columbus, OH 43215
Phone 614.221.6679
www.pauljford.com

ARE TELECOM INCORPORATED
1043 GRAND AVE #213 ST PAUL, MN 55105
PH: (240) 584-9714

PROJECT CONTACTS

CLIENT:
ARE TELECOM INCORPORATED
CONTACT: FLAUBERT ZINKIA AT FZINKIA@ARETELECOM.COM
PH: (240) 584-9714

ENGINEER OF RECORD:
PJFTELECOM@PAULJFORD.COM

WIND DESIGN DATA	
REFERENCE STANDARD	ANSI/TIA-222-G-2-2009
LOCAL CODE	2012 IBC
ULTIMATE WINDSPEED (MPH)	158
ICE THICKNESS (IN)	0.25
ICE WIND SPEED (MPH)	70
SERVICE WIND SPEED (MPH)	60
RISK CATEGORY	II
EXPOSURE CATEGORY	D
MAXIMUM TOPOGRAPHIC FACTOR, K_{ZT}	1.0

SEISMIC DESIGN DATA	
SEISMIC IMPORTANCE FACTOR	1.0
S_S	1.5
S_1	0.6
SITE CLASS	D
S_{DS}	1
S_{D1}	0.6
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	MONOPOLE
DESIGN BASE SHEAR (KIPS)	2.067
C_S	0.375
R	1.5
SEISMIC ANALYSIS PROCEDURE	MODAL ANALYSIS PROCEDURE

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
N-1	GENERAL NOTES
N-2	GENERAL NOTES
S-1	MONOPOLE PROFILE
S-2	FLANGE DETAILS
S-3	AFS400 FOUNDATION DETAILS
SS-4	AFS400 KINGPOST PLATE DETAILS
SS-5	AFS400 FOUNDATION REINFORCING DETAILS

PRESUMPTIVE SOIL DESIGN PARAMETERS	
NET ULTIMATE BEARING (PSF)	4000
NET ALLOWABLE BEARING (PSF)	2000
FACTOR OF SAFETY	2
SOIL DENSITY (PCF)	110
FRICTION ANGLE (°)	30
GROUNDWATER TABLE	BELOW FOUNDATION

FACTORED BASE REACTIONS	
SHEAR (KIPS)	7.3
AXIAL (KIPS)	3.7
MOMENT (KIP-FT)	155.8

MANUFACTURER:	ARE TELECOM
MFR PROJECT #:	OPE-00002
MONOPOLE MODEL #:	24.4m 4SF, A, 03/24/2021
FOUNDATION MODEL #:	AFS-400, A, 04/07/2021

STATE OF ALASKA
49TH
BRIAN KENNETH KERMODE
No. SE162250
REGISTERED STRUCTURAL ENGINEER
10/11/22

SITE: UNALASKA, AK
UNALASKA, ALASKA
PROPOSED 41'-9 3/4" MONOPOLE

PROJECT No:	21222-0016.003.7205
DRAWN BY:	RMK
DESIGNED BY:	KMJ
CHECKED BY:	
DATE:	10/7/2022

TITLE SHEET

T-1

REV	DATE	DESCRIPTION

V1.0 21222-0016.003.DWG

GENERAL NOTES:

1. ALL INFORMATION SHOWN IS TO BE COORDINATED BY THE CONTRACTOR AND OWNER. IF INFORMATION IS CONFLICTING, THE STRICTER PROVISION SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF ARE TELECOM AND PAUL J. FORD AND COMPANY SO THAT ANY CHANGES AND/OR ADJUSTMENTS, IF NECESSARY, CAN BE MADE TO THE DESIGN AND DRAWINGS.

2. DO NOT SCALE DRAWINGS.

3. FIELD WELDING IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

4. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

5. THE STRUCTURAL INTEGRITY OF THE DESIGN EXTENDS TO THE COMPLETE CONDITION ONLY. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO ENSURE STRUCTURAL INTEGRITY, INCLUDING, BUT NOT LIMITED TO, ENGINEERING ASSESSMENT OF CONSTRUCTION STRESSES WITH INSTALLATION MAXIMUM WIND SPEED AND/OR TEMPORARY BRACING AND SHORING.

6. AERIAL AND UNDERGROUND UTILITIES AND FACILITIES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS. THE GC SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT THESE ITEMS, WHICH MAY INCLUDE AERIAL OR UNDERGROUND POWER LINES, TELEPHONE LINES, WATER LINES, SEWER LINES, CABLE TELEVISION FACILITIES, PIPELINES, STRUCTURES AND OTHER PUBLIC AND PRIVATE IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA. THE RESPONSIBILITY FOR DETERMINING THE ACTUAL ON-SITE LOCATION OF THESE ITEMS SHALL REST EXCLUSIVELY WITH THE GC.

STEEL NOTES

1. ALL REQUIRED ITEMS SHALL BE FABRICATED PER THE MATERIALS SPECIFIED BELOW, UNO ON THE DETAIL DRAWING SHEETS. IF THE FABRICATOR FINDS FOR ANY COMPONENT THAT THE MATERIALS HAVE NOT BEEN CLEARLY SPECIFIED, THE FABRICATOR SHALL SUBMIT AN RFI TO THE EOR TO CONFIRM THE REQUIRED MATERIAL

   ALL STRUCTURAL ELEMENTS SHALL BE NEW AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, UNO:

POLE SHAFT STEEL:	ASTM A572 GRADE 50 (FY = 50 KSI)
BASE PLATE STEEL:	ASTM A572 GRADE 50 (FY = 50 KSI)
ANCHOR RODS:	ASTM F1554 GRADE 55 (FY = 55 KSI)
FLANGE PLATES:	ASTM A572 GRADE 50 (FY = 50 KSI)
BOLTS:	ASTM A325X
PLATES:	ASTM A572 GRADE 50 (FY=50 KSI)
ROUND HSS:	ASTM A500 GRADE 42 (FY = 42 KSI)
SQUARE HSS:	ASTM A500 GRADE 46 (FY = 46 KSI)
ALL OTHER STEEL SHAPES:	ASTM A572 GRADE 50 (FY = 50 KSI)
WELDING ELECTRODES:	E80XX / E8XT-XX

2. ALL WELD DESIGN, WELD DETAILING AND WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1

3. AFTER FABRICATION, HOT-DIP GALVANIZE ALL STEEL ITEMS, UNO. GALVANIZE PER ASTM A123, ASTM A153/A153M, OR ASTM A653 G90, AS APPLICABLE. ASTM A490 BOLTS SHALL NOT BE HOT-DIP GALVANIZED BUT SHALL INSTEAD BE COATED WITH MAGNI 565 OR EOR APPROVED EQUIVALENT, PER ASTM F2833.

4. ALL COMPLETE JOINT PENETRATION GROOVE WELDS CONTAINED IN JOINTS AND SPLICES SHALL BE TESTED 100 PERCENT BY ULTRASONIC TESTING PRIOR TO AND AFTER GALVANIZING.

5. GALVANIZED SURFACES DAMAGED DURING TRANSPORTATION OR ERECTION AND ASSEMBLY AS WELL AS ANY ABRASIONS, CUTS, FIELD DRILLING, AND FIELD WELDING SHALL BE TOUCHED UP WITH TWO COATS OF ZRC-BRAND (OR APPROVED EQUIVALENT) ZINC-RICH COLD GALVANIZING COMPOUND. FILM THICKNESS PER COAT SHALL BE: WET 3 MILS; DRY 1.5 MILS APPLY PER ZRC (MANUFACTURER) RECOMMENDED PROCEDURES. CONTACT ZRC AT 1-800-831-3275 FOR PRODUCT INFORMATION.

SPECIAL INSPECTION:

1. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENTS OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1704.4 OF THE 2012 IBC.

2. SPECIAL INSPECTION FOR STEEL, CONCRETE, SOILS AND PIER SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1705 OF THE 2012 IBC.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY (AND OR THE INSPECTING GEOTECHNICAL ENGINEER) PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. WORK REQUIRING SPECIAL INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE SPECIAL INSPECTOR IS SUBJECT TO REMOVAL.

4. SPECIAL INSPECTION IS NOT A SUBSTITUTION FOR INSPECTION BY A CITY INSPECTOR.

5. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.

6. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION. ALL TESTING AND INSPECTIONS SHALL BE DONE BY AN APPROVED SPECIAL INSPECTOR.

ERECTION NOTES:

1. ALL CONSTRUCTION MEANS AND METHODS, INCLUDING BUT NOT LIMITED TO ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS, SHALL BE THE RESPONSIBILITY OF THE GC RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION), INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH THE ANSI/TIA-322 (LATEST EDITION).

2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY AND STABILITY OF THE MONOPOLE, FOUNDATION AND ITS COMPONENT PARTS DURING INSTALLATION.

3. ALL MANUFACTURER'S HARDWARE ASSEMBLY INSTRUCTIONS SHALL BE FOLLOWED, UNO. CONFLICTING NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR AND THE OWNER'S POC.

4. ALL JOINTS USING ASTM A325 OR A490 BOLTS, U-BOLTS, V-BOLTS, THREADED RODS, AND ANCHOR RODS SHALL BE SNUG TIGHTENED, UNO.

5. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED SNUG TIGHTENED ASTM A325 OR A490 BOLTS, U-BOLTS, V-BOLTS, THREADED RODS, AND ANCHOR RODS.

6. ALL JOINTS ARE BEARING TYPE CONNECTIONS UNO. IF NO BOLT LENGTH IS GIVEN IN THE BILL OF MATERIALS, THE CONNECTION MAY INCLUDE THREADS IN THE SHEAR PLANES, AND THE GC IS RESPONSIBLE FOR SIZING THE LENGTH OF THE BOLT.

7. ALL PROPOSED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.

8. IF ASTM A325 OR A490 BOLTS, AND/OR THREADED RODS ARE SPECIFIED TO BE PRE-TENSIONED, THESE SHALL BE INSTALLED AND TIGHTENED TO THE PRETENSIONED CONDITION ACCORDING TO THE REQUIREMENTS OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM HIGH STRENGTH BOLTS.

GEOTECHNICAL AND SOIL NOTES:

1. THIS FOUNDATION DESIGN WAS BASED ON THE SOIL PARAMETERS LISTED ON SHEET T-1. A GEOTECHNICAL REPORT WAS NOT PROVIDED FOR THE SITE. THEREFORE, THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED BEARING PRESSURE. THE PREPARED SUBGRADE (FOUNDATION BEARING SURFACE) SHALL HAVE A MINIMUM ULTIMATE BEARING PRESSURE AS NOTES ON SHEET T-1.

2. THE MATERIAL BELOW THE FOUNDATION SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER TO ACHIEVE ADEQUATE DESIGN CAPACITY. IF THE SOIL CONDITIONS DO NOT MEET THE PRESUMPTIVE SOIL PARAMETERS, PAUL J. FORD AND COMPANY SHALL BE CONTACTED IMMEDIATELY TO DETERMINE THE SIGNIFICANCE IN DEVIATION.

GENERAL FOUNDATION NOTES:

1. THE FOUNDATION DESIGN HAS BEEN DEVELOPED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRINCIPLES AND PRACTICES.

2. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SAFETY REGULATIONS. THE FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING OFFICIALS FOR ANY INSPECTIONS THAT MAY BE REQUIRED.

3. THE CONTRACTOR MUST BE EXPERIENCED IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED ON THESE DRAWINGS. BY ACCEPTANCE OF THIS PROJECT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED TO DO THIS WORK IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

4. CONTRACTOR SHALL REFER TO AMERICAN RESOURCE & ENERGY (ARE) ASSEMBLY AND INSTALLATION INSTRUCTIONS FOR THE FOUNDATION SYSTEM BEING INSTALLED AT THE SITE.

5. IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS OR SPECIFICATIONS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR GREATER QUANTITY, STRENGTH OR SIZE INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.

6. ALL STRUCTURAL BOLTS SHALL BE INSTALLED AND TIGHTENED TO THE PRETENSIONED CONDITION ACCORDING TO THE REQUIREMENTS OF THE AISC 'SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS', DEC. 31, 2009. REFER TO THE ARE ASSEMBLY AND INSTALLATION INSTRUCTIONS (SEE NOTE 4).

7. BACKFILL / BALLAST MATERIAL SHALL HAVE A MINIMUM UNIT WEIGHT OF 110 POUNDS PER CUBIC FOOT (PCF). CONTRACTOR SHALL COMPACT SOIL AS NEEDED TO ACHIEVE THE MINIMUM REQUIRED UNIT WEIGHT.

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www.pauljford.com

ARE TELECOM INCORPORATED
1043 GRAND AVE #213 ST PAUL, MN 55105
PH: (240) 584-9714

SITE: UNALASKA, AK
UNALASKA, ALASKA
PROPOSED 41'-9 3/4" MONOPOLE

STATE OF ALASKA
49TH
BRIAN KENNETH KERMODE
No. SE162250
REGISTERED STRUCTURAL ENGINEER
10/11/22

PROJECT No:	21222-0016.003.7205
DRAWN BY:	RMK
DESIGNED BY:	KMJ
CHECKED BY:	
DATE:	10/7/2022

GENERAL NOTES

N-1

REV	DATE	DESCRIPTION

V1.0 21222-0016.003.DWG

STRUCTURAL STEEL

1. STRUCTURAL STEEL MATERIALS, FABRICATION, DETAILING, AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING REFERENCE STANDARDS:
   a. BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC):
   b. "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS."
   c. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM HIGH STRENGTH BOLTS," AS APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.
   d. "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
   e. BY THE AMERICAN WELDING SOCIETY (AWS):
   f. "STRUCTURAL WELDING CODE - STEEL D1.1."
   g. "STANDARD SYMBOLS FOR WELDING, BRAZING, AND NONDESTRUCTIVE EXAMINATION"
2. ALL STRUCTURAL BOLTS SHALL BE INSTALLED AND TIGHTENED TO THE PRETENSIONED CONDITION ACCORDING TO THE REQUIREMENTS OF THE CURRENT AISC 'SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS'.
3. ANY MATERIAL OR WORKMANSHIP WHICH IS OBSERVED TO BE DEFECTIVE OR INCONSISTENT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED, MODIFIED, OR REPLACED AT THE CONTRACTOR'S EXPENSE.
4. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1. ALL WELD ELECTRODES SHALL BE E80XX UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. ALL WELDED CONNECTIONS SHALL BE MADE BY WELDERS CERTIFIED BY AWS. CONTRACTOR SHALL SUBMIT WELDERS' CERTIFICATION AND QUALIFICATION DOCUMENTATION TO OWNER'S TESTING AGENCY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
6. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A572 GRADE 65(FY = 65 KSI MIN.) UNLESS NOTED OTHERWISE ON THE DRAWINGS.
7. SURFACES OF EXISTING STEEL SHALL BE PREPARED AS REQUIRED FOR FIELD WELDING PER AWS. SEE SECTION I NOTES REGARDING TOUCH UP OF GALVANIZED SURFACES DAMAGED DURING TRANSPORTATION OR ERECTION AND ASSEMBLY AS WELL AS FIELD WELDING.
8. NO WELDING SHALL BE DONE TO THE EXISTING STRUCTURE WITHOUT THE PRIOR APPROVAL AND SUPERVISION OF THE TESTING AGENCY.
9. FIELD CUTTING OF STEEL:
   a. IMPORTANT CUTTING AND WELDING SAFETY GUIDELINES: THE CONTRACTOR SHALL FOLLOW ALL OWNER CUTTING, WELDING, FIRE PREVENTION AND SAFETY GUIDELINES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT OWNER GUIDELINES. ANY DAMAGE TO THE COAX CABLES, AND/OR OTHER EQUIPMENT AND/OR THE STRUCTURE, RESULTING FROM THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE INSPECTION/TESTING AGENCY SHALL CLOSELY AND CONTINUOUSLY MONITOR THIS ACTIVITY.
   b. ALL REQUIRED CUTS SHALL BE CUT WITHIN THE DIMENSIONS SHOWN ON THE DRAWINGS. NO CUTS SHALL EXTEND BEYOND THE OUTLINE OF THE DIMENSIONS SHOWN ON THE DRAWINGS. ALL CUT EDGES SHALL BE GROUND SMOOTH AND DE-BURRED. CUT EDGES THAT ARE TO BE FIELD WELDED SHALL BE PREPARED FOR FIELD WELDING PER AWS D1.1 AND AS SHOWN ON THE DRAWINGS. CONTRACTOR TO AVOID 90 DEGREE CORNERS. IT MAY BE NECESSARY TO DRILL STARTER HOLES AS REQUIRED TO MAKE THE CUTS.

HOT-DIP GALVANIZING

1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND ALL STEEL ACCESSORIES, BOLTS, WASHERS, ETC. PER ASTM A123 OR PER ASTM A153, AS APPROPRIATE.
2. PROPERLY PREPARE STEEL ITEMS FOR GALVANIZING.
3. DRILL OR PUNCH WEEP AND/OR DRAINAGE HOLES WITH EOR APPROVAL OF LOCATIONS.
4. ALL GALVANIZING SHALL BE DONE AFTER FABRICATION IS COMPLETED AND PRIOR TO FIELD INSTALLATION.

PERPETUAL INSPECTION AND MAINTENANCE BY THE OWNER

1. AFTER THE CONTRACTOR HAS SUCCESSFULLY COMPLETED THE INSTALLATION OF THE MONOPOLE REINFORCING SYSTEM AND THE WORK HAS BEEN ACCEPTED BY OWNER, OWNER WILL BE RESPONSIBLE FOR THE LONG TERM AND PERPETUAL INSPECTION AND MAINTENANCE OF THE POLE AND REINFORCING SYSTEM.
2. ANY FIELD WELDED CONNECTIONS ARE SUBJECT TO CORROSION DAMAGE AND DETERIORATION IF THEY ARE NOT PROPERLY MAINTAINED AND COVERED WITH CORROSION PREVENTIVE COATING SUCH AS THE ZRC GALVANIZING COMPOUND SPECIFIED PREVIOUSLY. THE STRUCTURAL LOAD CARRYING CAPACITY OF THE REINFORCED POLE SYSTEM IS DEPENDENT UPON THE INSTALLED SIZE AND QUALITY, MAINTAINED SOUND CONDITION AND STRENGTH OF THESE FIELD WELDED CONNECTIONS. ANY CORROSION OF, DAMAGE TO, FATIGUE, FRACTURE, AND/OR DETERIORATION OF THESE WELDS AND/OR THE EXISTING GALVANIZED STEEL POLE STRUCTURE AND THE WELDED COMPONENTS WILL RESULT IN THE LOSS OF STRUCTURAL LOAD CARRYING CAPACITY AND MAY LEAD TO FAILURE OF THE STRUCTURAL SYSTEM. THEREFORE, IT IS IMPERATIVE THAT OWNER REGULARLY INSPECTS, MAINTAINS, AND REPAIRS AS NECESSARY, ALL OF THESE WELDS, CONNECTIONS, AND COMPONENTS FOR THE LIFE OF THE STRUCTURE.

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PH: (240) 584-9714

SITE: UNALASKA, AK
UNALASKA, ALASKA
PROPOSED 41'-9 3/4" MONOPOLE

PROJECT No:	21222-0016.003.7205
DRAWN BY:	RMK
DESIGNED BY:	KMJ
CHECKED BY:	
DATE:	10/7/2022

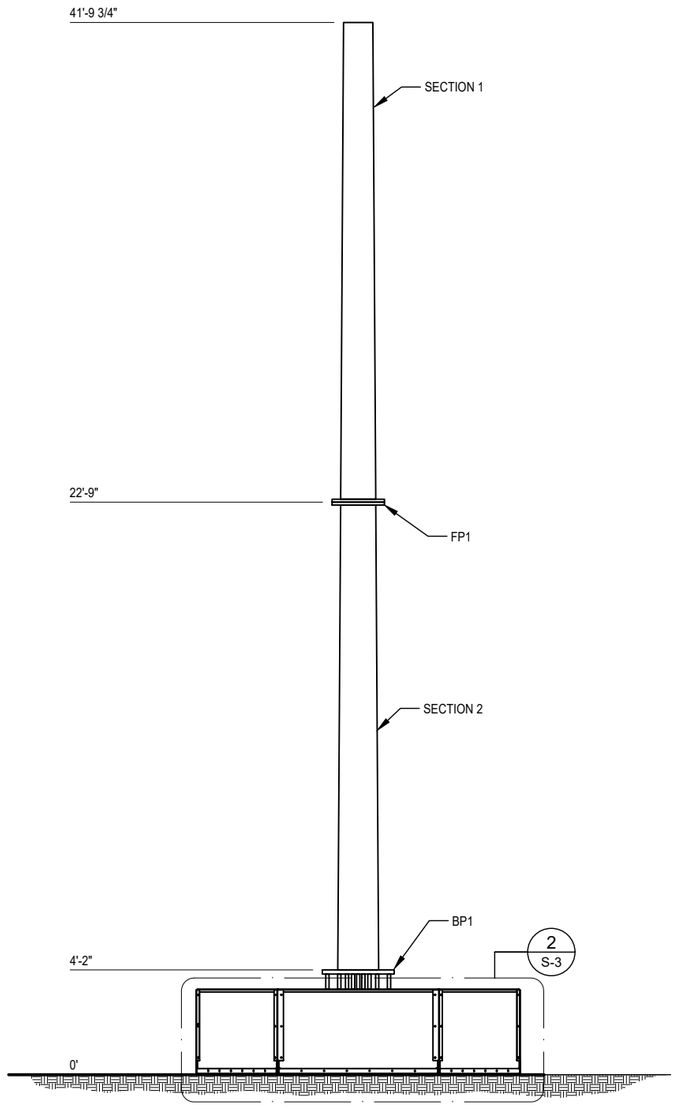
GENERAL NOTES

N-2

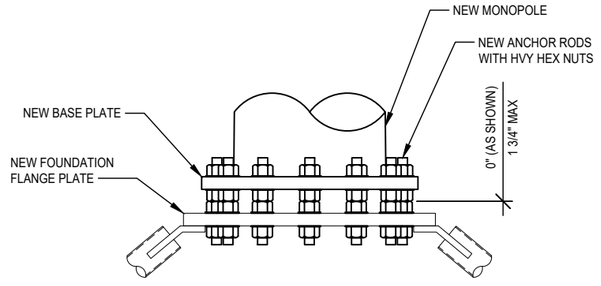
STATE OF ALASKA 49TH
BRIAN KENNETH KERMODE
No. SE162250
REGISTERED STRUCTURAL ENGINEER
10/11/22

REV	DATE	DESCRIPTION

V1.0 21222-0016.003.DWG



POLE ELEVATION 1 / S-1



POLE TO FOUNDATION CONNECTION 2 / S-1

MANUFACTURER POLE SPECIFICATIONS

TAPER	0.0122206

SHAFT SECTION DATA

SHAFT SECTION	SECTION LENGTH (FT)	POLE SHAFT THICKNESS (IN)	DIAMETER ACROSS FLATS (IN)		POLE SHAPE
			@ TOP	@ BOTTOM	
1	18.946	0.1969	13.980	16.713	12-SIDED
2	18.946	0.3150	16.713	19.488	12-SIDED

ANTENNA LIST

ELEVATION	ANTENNA QTY	ANTENNA MAKE/MODEL	COAX QTY	COAX DIAM/TYPE
33'-0"	3	CCI HPA45R-KE5A	-	-
	1	ARE UNIVERSAL TRI MOUNT W/ 12" STANDOFF		
28'-0"	6	AIRSPAN AIRHARMONY 4000	9	7/8
23'-0"	1	AIRFIBER AF-11G35	-	-
	1	AIRFIBER AF-11FX		

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MONOPOLE PROFILE

S-1

STATE OF ALASKA 49TH
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10/11/22

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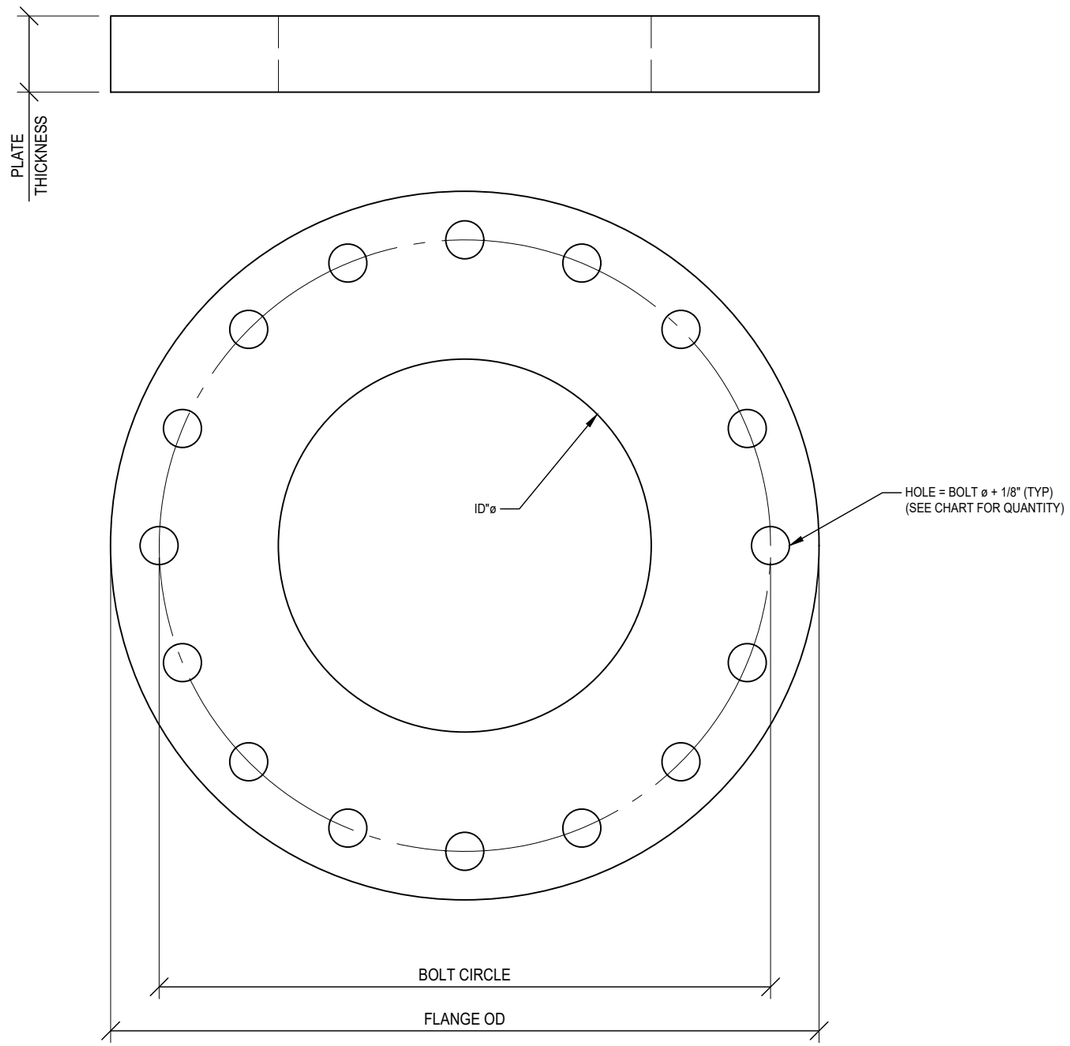

FLANGE DETAIL

BASE PLATE AND/OR FLANGE PLATE								
		PLATE				BOLT DATA		
PART #	ELEVATION	QTY	OD (IN)	ID (IN)	THICKNESS (IN)	QTY	DIAMETER (IN)	BOLT CIRCLE (IN)
FP1	22'-9"	2	25.00	13.78	1.378	12	1.50	21.063
BP1	4'-2"	1	28.35	15.16	1.574	12	1.50	24.409

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FLANGE DETAILS

S-2

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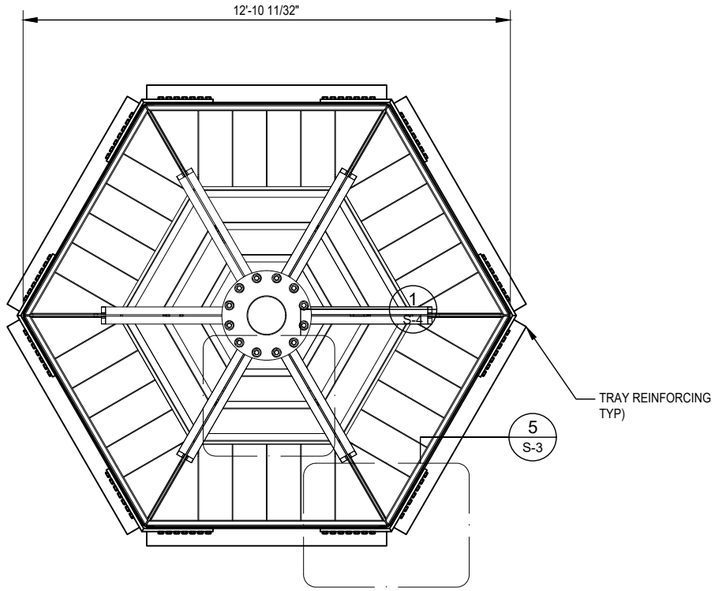
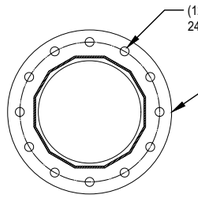
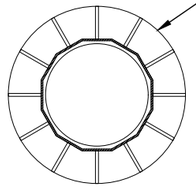


PLAN VIEW 1 / S-3

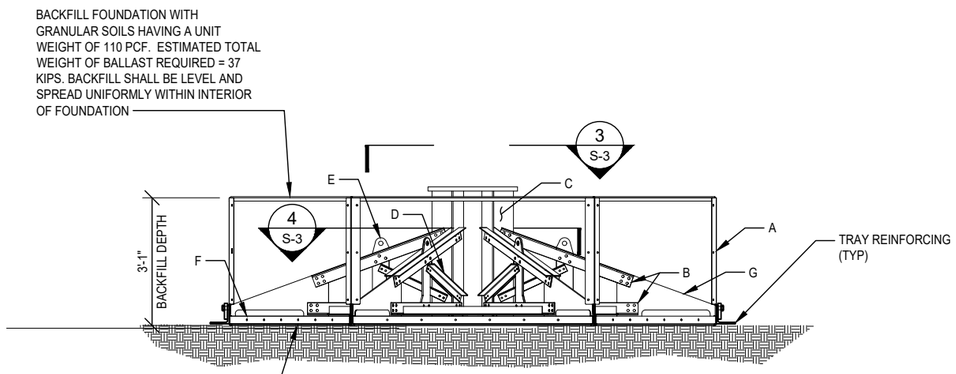


SECTION 3 / S-3

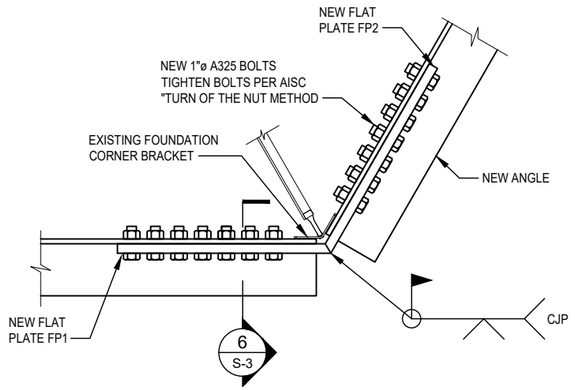


SECTION 4 / S-3

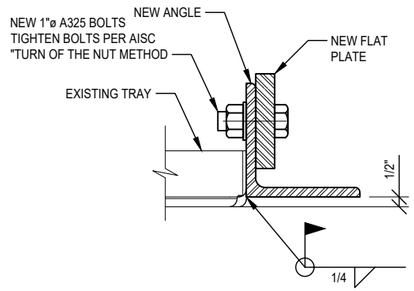
MEMBER SCHEDULE			
MEMBER	DESCRIPTION	MATERIAL SPECIFICATION *	LENGTH
A	0.16" THK x 5.56" BENT PLATE	Q345B	32.28"
B	L 4.0 x 2.5 x 0.25	Q345B	44.5"
C	0.39" THK WALL X 23.62" DF (12 SIDES) POLE SHAFT	Q345B	63"
D	L 2.5 x 2.5 x 0.25	Q345B	23.23"
E	0.50 THK x 6.38" PLATE	Q345B	24.45"
F	0.20" TRAPEZOIDAL TRAY PLATE	Q345B	-
G	0.50 THK x 17.5" PLATE	Q345B	31.5"
* MATERIAL EQUIVALENTS	Q345B = ASTM A572 GR 50 (Fy = 50 KSI)		
	20# = ASTM A53 GR B (Fy = 35 KSI)		
	Q235B = ASTM A36 (Fy = 36 KSI)		
ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 BOLTS, OR EQUIVALENT, UNO. CONSULT ARE FABRICATION DRAWINGS FOR BOLT QUANTITIES AND SIZES			



SECTION 2 / S-3



SECTION 5 / S-3



SECTION 6 / S-3

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250 E Broad St, Ste 600- Columbus, OH 43215
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AFS400
FOUNDATION
DETAILS

S-3

STATE OF ALASKA
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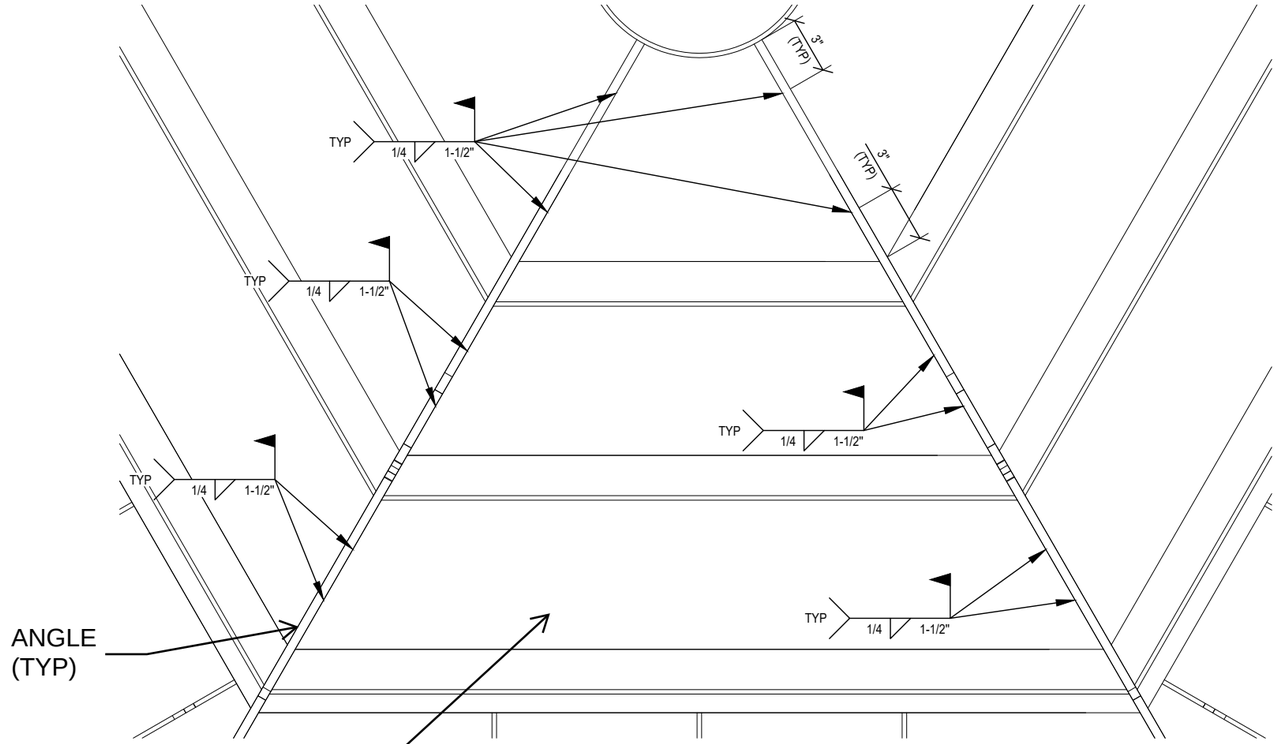

SECTION VIEW

SCALE: NTS

1
S-4

SITE: UNALASKA, AK
UNALASKA, ALASKA
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AFS400
FOUNDATION
DETAILS

S-4

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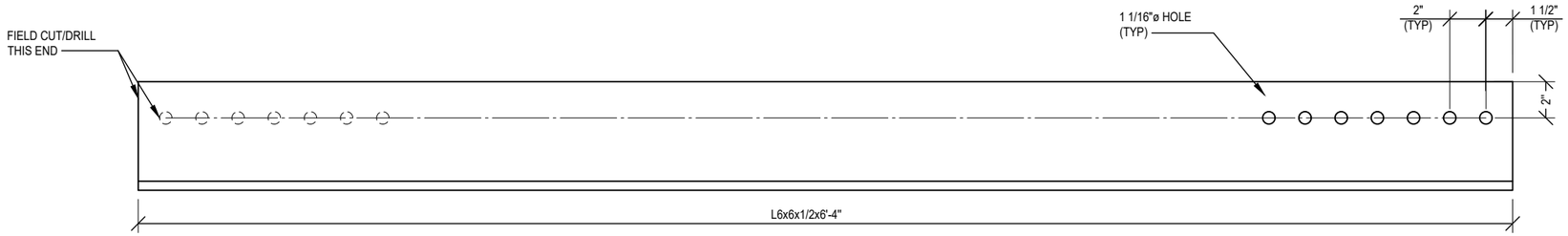

REINFORCING ANGLE

(ASTM A572 GR 50, 50KSI)

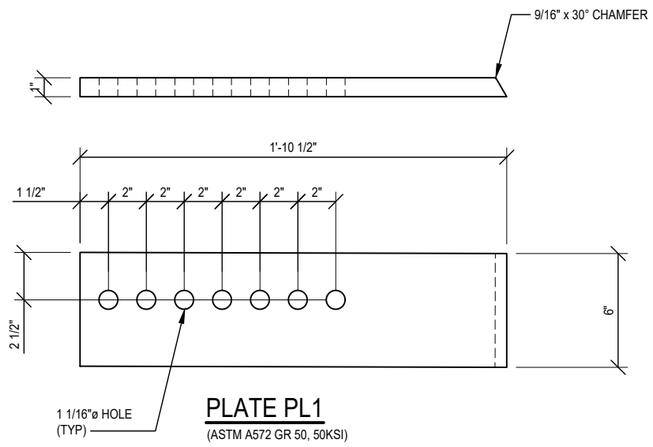

PLATE PL1

(ASTM A572 GR 50, 50KSI)

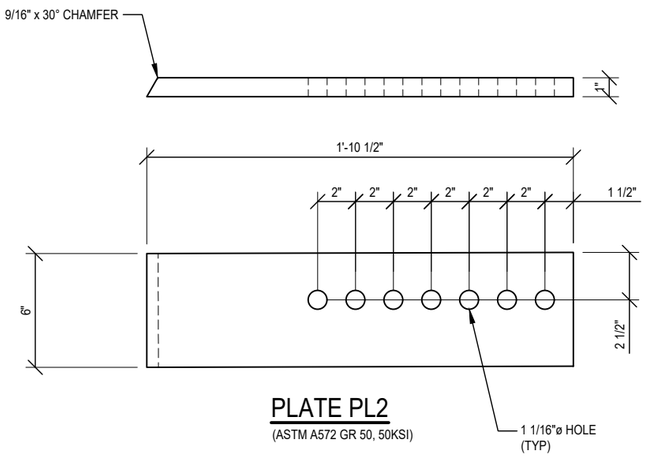

PLATE PL2

(ASTM A572 GR 50, 50KSI)

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AFS400 FOUNDATION REINFORCING DETAILS

S-5

STATE OF ALASKA
49TH
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REGISTERED STRUCTURAL ENGINEER
10/11/22

REV	DATE	DESCRIPTION

V1.0 21222-0016.003.DWG

OptiMERA Holdings Inc. "Optimizing Technology for a new ERA" P.O. Box 921134 Dutch Harbor, Alaska 99692	Ounalashka Corporation Leased site -OptiMERA LTE Micro Site Standard Oil Hill COVER

CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	3/27/2023	NTS	STND-SITE-002	1 of 2

Approximately 75 Chernofski Drive, Resolution 2023-07

3/27/2023, 3:03:29 PM

Parcels

Streets

1:2,257

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Human Exposure to Radio Frequency Fields: Guidelines for Cellular Antenna Sites

Primary antennas for transmitting wireless telephone service, including cellular and Personal Communications Service (PCS), are usually located outdoors on towers, water tanks and other elevated structures like rooftops and sides of buildings. The combination of antenna towers and associated electronic equipment is referred to as a “cellular or PCS cell site” or “base station.” Cellular or PCS cell site towers are typically 50-200 feet high. Antennas are usually arranged in groups of three, with one antenna in each group used to transmit signals to mobile units, and the other two antennas used to receive signals from mobile units.

At a cell site, the total radio frequency (RF) power that can be transmitted from each transmitting antenna depends on the number of radio channels (transmitters) that have been authorized by the Federal Communications Commission (FCC) and the power of each transmitter. Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular or PCS cell sites in urban and suburban areas operate at an ERP of 100 watts per channel or less.

An ERP of 100 watts corresponds to an actual radiated power of 5-10 watts, depending on the type of antenna used. In urban areas, cell sites commonly emit an ERP of 10 watts per channel or less. For PCS cell sites, even lower ERPs are typical. As with all forms of electromagnetic energy, the power density from a cellular or PCS transmitter rapidly decreases as distance from the antenna increases.

Consequently, normal ground-level exposure is much less than the exposure that might be encountered if one were very close to the antenna and in its main transmitted beam. Measurements made near typical cellular and PCS cell sites have shown that ground-level power densities are well below the exposure limits recommended by RF/microwave safety standards used by the FCC.

Guidelines

In 1996, the FCC adopted updated guidelines for evaluating human exposure to RF fields from fixed transmitting antennas such as those used for cellular and PCS cell sites. The FCC’s guidelines are identical to those recommended by the National Council on Radiation Protection and Measurements (NCRP), a non-profit corporation chartered by Congress to develop information and recommendations concerning radiation protection. The FCC’s guidelines also resemble the 1992 guidelines recommended by the Institute of Electrical and Electronics Engineers (IEEE), a non-profit technical and professional engineering society, and endorsed by the American National Standards Institute (ANSI), a nonprofit, privately-funded membership organization that coordinates development of voluntary national standards in the United States.

In the case of cellular and PCS cell site transmitters, the FCC’s RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cellular or PCS cell site towers or in the vicinity of other, lower-powered cell site transmitters. Calculations corresponding to a “worst-case” situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that, in order to be exposed to RF levels near the FCC’s guidelines, an individual would essentially have to remain in the main transmitting beam and within a

few feet of the antenna for several minutes or longer. Thus, the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote.

When cellular and PCS antennas are mounted on rooftops, RF emissions could exceed higher than desirable guideline levels on the rooftop itself, even though rooftop antennas usually operate at lower power levels than free-standing power antennas. Such levels might become an issue for maintenance or other personnel working on the rooftop. Exposures exceeding the guidelines levels, however, are only likely to be encountered very close to, and directly in front of, the antennas. In such cases, precautions such as time limits can avoid exposure in excess of the guidelines. Individuals living or working within the building are not at risk.

Consumer Help Center

For more information on consumer issues, visit the FCC's Consumer Help Center at www.fcc.gov/consumers.

Alternate formats

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Last Reviewed 10/15/19

Wireless Devices and Health Concerns

Many federal agencies have considered the important issue of determining safe levels of exposure to radiofrequency (RF) energy. In addition to the Federal Communications Commission, federal health and safety agencies such as the Environmental Protection Agency (EPA), the Food and Drug Administration (FDA), the National Institute for Occupational Safety and Health (NIOSH) and the Occupational Safety and Health Administration (OSHA) have been actively involved in monitoring and investigating issues related to RF exposure. For example, the FDA has issued guidelines for safe RF emission levels from microwave ovens, has reviewed scientific literature of relevance to RF exposure (see fda.gov/media/135043/download), and continues to monitor exposure issues related to the use of certain RF devices such as cell phones. Likewise, NIOSH conducts investigations and health hazard assessments related to occupational RF exposure.

Federal, state and local government agencies and other organizations have generally relied on RF exposure standards developed by expert non-governmental organizations such as the Institute of Electrical and Electronics Engineers (IEEE) and the National Council on Radiation Protection and Measurements (NCRP).

Since 1996, the FCC has required that all wireless communications devices sold in the United States meet its minimum guidelines for safe human exposure to radiofrequency (RF) energy. The FCC's guidelines and rules regarding RF exposure are based upon standards developed by IEEE and NCRP and input from other federal agencies, such as those listed above.

For wireless devices intended for use near or against the body (such as cell phones, tablets and other portable devices) operating at or below 6 GHz, these guidelines specify exposure limits in terms of Specific Absorption Rate (SAR). The SAR is a measure of the rate that RF energy is absorbed by the body. For exposure to RF energy from wireless devices, the allowable FCC SAR limit is 1.6 watts per kilogram (W/kg), as averaged over one gram of tissue.

For wireless devices operating in the frequency range above 6 GHz, the guidelines specify power density as the relevant RF exposure limit. Power density is defined as an amount of RF power per unit area. Existing power density limits apply for whole-body exposure, but power density limits for localized exposure are being considered (see the Notice of Proposed Rulemaking in ET Docket No. 19-226, FCC 19-126).

All wireless devices sold in the US go through a formal FCC approval process to ensure that they do not exceed the exposure limits when operating at the device's highest possible power level. If the FCC learns that a device does not conform with the test report upon which FCC approval is based – in essence, if the device in stores is not the device the FCC approved – the FCC can withdraw its approval and pursue enforcement action against the appropriate party. For more information on device testing and SAR for cell phones, go to fcc.gov/consumers/guides/specific-absorption-rate-sar-cell-phones-what-it-means-you.

Several US government agencies and international organizations work cooperatively to monitor research on the health effects of RF exposure. According to the FDA and the World Health Organization (WHO), among other organizations, to date, there is no consistent or credible scientific evidence of health problems caused by the exposure to radio frequency energy emitted by cell phones.

The FDA further states that "the weight of the scientific evidence does not support an increase in health risks from radio frequency exposure from cell phone use at or below the radio frequency exposure limits set by the FCC" (see fda.gov/radiation-emitting-products/cell-phones/scientific-evidence-cell-phone-safety). The FDA maintains a website on RF issues at fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/default.htm**.**

The WHO has established an International Electromagnetic Fields Project (IEFP) to provide information on health risks, determine research needs and supports efforts to harmonize RF exposure standards. The WHO provides additional information on RF exposure and mobile phone use at who.int/mediacentre/factsheets/fs193/en/index.html. For more information on the IEFP, go to who.int/peh-emf/en.

Some health and safety interest groups have interpreted certain reports to suggest that wireless device use may be linked to cancer and other illnesses, posing potentially greater risks for children than adults. While these assertions have gained increased public attention, currently no scientific evidence establishes a causal link between wireless device use and cancer or other illnesses. Those evaluating the potential risks of using wireless devices agree that more and longer-term studies should explore whether there is a better basis for RF safety standards than is currently used. The FCC closely monitors all of these study results. However, at this time, there is no basis on which to establish a different safety threshold than our current requirements.

You can find additional useful information on the FCC's website at fcc.gov/rfsafety and links to some of the other responsible organizations at fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety#Q28.

What You Can Do

Even though no scientific evidence currently establishes a definitive link between wireless device use and cancer or other illnesses, and even though all such devices must meet established federal standards for exposure to RF energy, some consumers are skeptical of the science and/or the analysis that underlies the FCC's RF exposure guidelines. Accordingly, some parties recommend taking measures to further reduce exposure to RF energy. **The FCC does not endorse the need for these practices,** but provides information on some simple steps that you can take to reduce your exposure to RF energy from cell phones**. For example,** wireless devices typically emit more RF energy when you are using them. The closer the wireless device is to your body, the more energy you will absorb.

Some measures to reduce your RF exposure include:

- Reduce the amount of time spent using your wireless device.
- Use a speakerphone, earpiece or headset to reduce proximity to the head (and thus head exposure). While wired earpieces may conduct some energy to the head and wireless earpieces also emit a small amount of RF energy, both wired and wireless earpieces remove the greatest source of RF energy (the cell phone or handheld device) from proximity to the head and thus can greatly reduce total exposure to the head.
- Increase the distance between wireless devices and your body.
- Consider texting rather than talking - **but don't text while you are driving**.

Some parties recommend that you consider the reported SAR value of wireless devices. However, comparing the SAR of different devices may be misleading. First, the actual SAR varies considerably depending upon the conditions of use. In particular, while cell phones are tested at their maximum power levels to ensure safety under even the most severe operating conditions, they will typically

operate at much lower power levels resulting in RF exposures much lower than the reported SAR values. Cell phones constantly vary their power to operate at the minimum power necessary for communications; operation at maximum power occurs infrequently. Second, the reported highest SAR values of wireless devices do not necessarily indicate that a user is exposed to more or less RF energy from one cell phone than from another during normal use (see our guide on SAR and cell phones at fcc.gov/guides/specific-absorption-rate-sar-cell-phones-what-it-means-you). Third, the variation in SAR from one mobile device to the next is relatively small compared to the reduction that can be achieved by the measures described above.

Consumers should remember that all wireless devices are certified to meet the FCC's maximum SAR limits. These limits incorporate a considerable safety margin. Information about the maximum SAR value for each phone is publicly available on the FCC website at fcc.gov/general/specific-absorption-rate-sar-cellular-telephones, and may be provided with device documentation or by dialing *#07# on certain models. Additional guidance on reducing RF exposure from cell phones is available on the FDA website at fda.gov/radiation-emitting-products/cell-phones/reducing-radio-frequency-exposure-cell-phones.

Other Risks

While current research indicates that cell phones do not seem to pose a significant health problem for pacemaker wearers, some studies have shown that wireless devices might interfere with implanted cardiac pacemakers if used within eight inches of the pacemaker. Pacemaker wearers may want to avoid placing or using a wireless device this close to their pacemaker. Additional information on potential cell phone interference with pacemakers and other medical devices is available on the FDA website at fda.gov/radiation-emitting-products/cell-phones/potential-cell-phone-interference-pacemakers-and-other-medical-devices.

Consumer Help Center

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Last Reviewed 10/29/20

April 23, 1996

FEDERAL COMMUNICATIONS COMMISSION

FACT SHEET

Information provided by the Wireless Telecommunications Bureau

NEW NATIONAL WIRELESS TOWER SITING POLICIES

The Telecommunications Act of 1996 contains important provisions concerning the placement of towers and other facilities for use in providing personal wireless services. Most state and local communities have worked closely with cellular and other wireless service providers on such placement plans, but this new law establishes new responsibilities for communities and for the Federal Communications Commission (FCC). The rapid expansion in the wireless industry makes these issues even more important.

This fact sheet is intended to explain the new provisions and to help state and local governments as they deal with the complex issues of facilities siting in their local communities. At the end of this fact sheet, you will find names of contacts for additional information about this area and other issues before the FCC.

Section 704 of the Telecommunications Act of 1996 (the "1996 Act") governs federal, state and local government oversight of siting of "personal wireless service" facilities. The 1996 Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as towers for cellular, personal communications service (PCS), and specialized mobile radio (SMR) transmitters:

- The new law preserves local zoning authority, but clarifies when the exercise of local zoning authority may be preempted by the FCC.

- Section 704 prohibits any action that would discriminate between different providers of personal wireless services, such as cellular, wide-area SMR and broadband PCS. It also prohibits any action that would ban altogether the construction, modification or placement of these kinds of facilities in a particular area.

- The law also specifies procedures which must be followed for acting on a request to place these kinds of facilities, and provides for review in the courts or the FCC of any decision by a zoning authority that is inconsistent with Section 704.

- Finally, Section 704 requires the federal government to take steps to help licensees in spectrum-based services, such as PCS and cellular, get access to preferred sites for their facilities. Federal agencies and departments will work directly with licensees to make federal property available for this purpose, and the FCC is directed to work with the states to find ways for states to accommodate licensees who wish to erect towers on state property, or use state easements and rights-of-way.

The attachments to this fact sheet seek to provide information concerning tower siting for personal wireless communications services. They include a summary of the provisions of Section 704 of the 1996 Act, the actual text of Section 704, and a technical information summary that describes the cellular, wide-area SMR and broadband PCS technologies that underlie the majority of requests for new tower sites.

Questions about the Telecommunications Act of 1996 generally may be addressed to Sheryl Wilkerson in the FCC's Office of Legislative and Intergovernmental Affairs, 202-418-1902 (e-mail: swilkers@fcc.gov). Questions about tower siting, licensing issues or technical matters may be addressed to Steve Markendorff, Deputy Chief, Commercial Wireless Division in the Wireless Telecommunications Bureau, 202-418-0620, (e-mail: smarkend@fcc.gov).

This Fact Sheet is available on our fax-on-demand system. The telephone number for fax-on demand is 202-418-2830. The Fact Sheet may also be found on the World Wide Web at http://www.fcc.gov/wtb/wirehome.html.

SUMMARY OF SECTION 704 OF THE TELECOMMUNICATIONS ACT OF 1996
The following is a summary of key provisions. The text of Section 704 is reproduced in its entirety as an attachment to this summary.

1. Local Zoning Authority Preserved
Section 704(a) of the 1996 Act amends Section 332(c) of the Communications Act ("Mobile Services") by adding a new paragraph (7). It preserves the authority of state and local governments over decisions regarding the placement, construction**,** and modification of personal wireless service facilities, except as provided in the new paragraph (7).

2. Exceptions

a. States and Localities May Not Take Discriminatory or Prohibiting Actions

Section 704(a) of the 1996 Act states that the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 U.S.C. §332(c)(7)(B)(i).

Review: Any person that is adversely affected by a state or local government's action or failure to act that is inconsistent with Section 332(c)(7) may seek expedited review in the courts. 47 U.S.C. §332(c)(7)(B)(v).

b. Procedures for Ruling on Requests to Place, Construct or Modify Personal Wireless Service Facilities

Section 704(a) also requires a State or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a reasonable time. Any decision to deny a request must be made in writing and be supported by substantial evidence contained in a written record. 47 U.S.C. §332(c)(7)(B)(ii), (iii).

c. Regulations Based On Environmental Effects of RF Emissions Preempted

Section 704(a) of the 1996 Act expressly preempts state and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions. 47 U.S.C. §332(c)(7)(B)(iv).

Review: Parties may seek relief from the FCC if they are adversely affected by a state or local government's final action or failure to act that is inconsistent with this provision. 47 U.S.C. § 332(c)(7)(B)(v).

3. Federal Guidelines Concerning RF Emissions

Section 704(b) requires the FCC to prescribe and make effective new rules regarding the environmental effects of radio frequency emissions, which are under consideration in ET Docket 93-62, within 180 days of enactment of the 1996 Act.

NOTE: The pendency of this proceeding before the FCC does not affect the rules which currently are in effect governing the environmental effects of radio frequency emissions. Section 704(b) gives preemptive effect to these existing rules. See related attachments to the Fact Sheet.

4. Use of Federal or State Government Property

a. Federal Property

Section 704(c) of the 1996 Act requires the President (or his designee) to prescribe procedures by which the federal government may make available on a fair, reasonable and nondiscriminatory basis, property, rights-of-way and easements under their control, for the placement of new spectrum-based telecommunications services.

b. State Property

With respect to facilities siting on state property, Section 704(c) of the 1996 Act requires the FCC to provide technical support to States to encourage them to make property, rights-of-way and easements under their jurisdiction available for the placement of new spectrum-based telecommunications services.

NOTE: Information concerning technical support for tower siting which the FCC is making available to state and local governments is attached to the Fact Sheet.

5. Definitions

"Personal wireless services" include commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services. 47 U.S.C. §332(c)(7)(C)(i).

"Commercial mobile services" are defined in Section 332 of the Communications Act and the FCC's rules, and include cellular telephone services regulated under Part 22 of the FCC's rules, SMR services regulated under Part 90 of the FCC's rules, and PCS regulated under Part 24 of the FCC's rules. 47 C.F.R. §20.9.

"Unlicensed wireless services" are defined as the offering of telecommunications services using duly authorized devices which do not require individual licenses; direct-to-home satellite services are excluded from this definition. 47 U.S.C. §332(c)(7)(C)(iii).

COMPLETE TEXT OF SEC. 704 OF THE TELECOMMUNICATIONS ACT OF 1996

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY- Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

`(7) PRESERVATION OF LOCAL ZONING AUTHORITY-

`(A) GENERAL AUTHORITY- Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

`(B) LIMITATIONS-

`(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

`(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

`(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

`(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

`(iii) Any decision by a State or local government or place,

construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

`(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

`(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any

court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

`(C) DEFINITIONS- For purposes of this paragraph--

`(i) the term `personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

`(ii) the term `personal wireless service facilities' means facilities for the provision of personal wireless services; and

`(iii) the term `unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).'.

(b) RADIO FREQUENCY EMISSIONS- Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93-62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY- Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

TECHNICAL INFORMATION CONCERNING CELLULAR, SPECIALIZED MOBILE RADIO AND PERSONAL COMMUNICATIONS SERVICES

April 1996

Cellular Information

The FCC established rules and procedures for licensing cellular systems in the United States and its Possessions and Territories. These rules designated 306 Metropolitan Statistical Areas and 428 Rural Service Areas for a total of 734 cellular markets and spectrum was allocated to license 2 systems in each market. Cellular is allocated spectrum in the 824-849 and 869-894 MHz ranges. Cellular licensees are generally required to license only the tower locations that make up their outer service contour. Licensees desiring to add or modify any tower locations that are within an already approved and licensed service area do not have to submit an application for that location to be added to their cellular license, although they may need FCC approval if the antenna would constitute a major environmental action (See question 2, below) or would exceed the criteria specified in Part 17 of the FCC's Rules ("Construction, Marking and Lighting of Antenna Structures"). Part 17 includes criteria for determining when construction or placement of a tower would require prior notification to the Federal Aviation Administration (FAA). (See question 3, below.)

A cellular system operates by dividing a large geographical service area into cells and assigning the same frequencies to multiple, non-adjacent cells. This is known in the industry as frequency reuse. As a subscriber travels across the service area the call is transferred (handed-off) from one cell to another without noticeable interruption. All the cells in a cellular system are connected to a Mobile Telephone Switching Office (MTSO) by landline or microwave links. The MTSO controls the switching between the Public Switched Telephone Network (PSTN) and the cell site for all wireline-to-mobile and mobile-to-wireline calls.

Specialized Mobile Radio (SMR) Information

Specialized Mobile Radio (SMR) service licensees provide land mobile communications on a commercial (*i.e.*, for profit) or private basis. A traditional SMR system consists of one or more base station transmitters, one or more antennas and end user radio equipment which often consists of a mobile radio unit either provided by the end user or obtained from the SMR operator. The base station receives either telephone transmissions from end users or low power signals from end user mobile radios.

SMR systems operate in two distinct frequency ranges: 806-821/851-866 MHz (800 MHz) and 896-901/935-940 MHz (900 MHz). 800 MHz SMR services have been licensed by the FCC on a site-by-site basis, so that the SMR provider must approach the FCC and receive a license for each and every tower/base site. In the future the FCC will license this band on a wide-area market approach. 900 MHz SMR was originally licensed in 46 Designated Filing Areas (DFAs) comprised of only the top 50 markets in the country. The Commission is in the process of auctioning the remainder of the United States and its Possessions and Territories in the Rand McNally defined 51 Major Trading Areas.

PCS Information

Broadband PCS systems are very similar to the cellular systems but operate in a higher frequency band, in the 1850-1990 MHz range. One other difference is that the FCC used different market areas for licensing purposes. The FCC used the Rand McNally definitions for 51 Major Trading Areas (MTAs) and 493 Basic Trading Areas (BTAs). PCS was allocated spectrum for six Broadband PCS systems and 26 Narrowband systems. The six Broadband PCS systems will be licensed as follows: two Broadband PCS licenses will be issued for each of the 51 MTAs and four for each of the 493 BTAs. The 26 Narrowband systems will be licensed as follows: eleven Narrowband PCS licenses will be issued for nationwide systems, six for each of five regional areas, seven for each of the 51 MTAs and two for each of the 493 BTAs.

PCS licensees are issued a blanket license for their entire market area and are not required to submit applications to license individual cell sites unless construction of the facility would be a major environmental action or would require FAA notification. Major environmental actions are defined by the National Environmental Policy Act of 1969 that is discussed in question 2, below. Therefore, the FCC has no technical information on file concerning PCS base stations.

Frequently asked questions concerning tower siting for personal wireless services.

1. Do local zoning authorities have any authority to deny a request for tower siting?

Answer: Yes. The Telecommunications Act of 1996 specifically leaves in place the authority that local zoning authorities have over the placement of personal wireless facilities. It does prohibit the denial of facilities siting based on RF emissions if the licensee has complied with the FCC's regulations concerning RF emissions. It also requires that denials be based on a reasoned approach, and prohibits discrimination and outright bans on construction, placement and modification of personal wireless facilities.

2. What requirements do personal wireless communications licensees have to determine whether a site is in a flood plain? A historical sites must also comply with the National Environmental Policy Act of 1969 (NEPA). as well as other mandatory federal environmental statutes. The FCC's rules that implement the federal environmental statutory provisions are contained in sections 1.1301-1.1319. The FCC's environmental rules place the responsibility on each applicant to investigate all the potential environmental effects, and disclose any significant effects on the environment in an Environmental Assessment (EA), as outlined in section 1.1311, prior to constructing a tower. The applicant is required to consult section 1.1307 to determine if its proposed antenna structure will fall under any of the listed categories that may significantly affect the environment. If it does, the applicant must provide an EA prior to proceeding with the tower construction and. under section 1.1312, must await FCC approval before commencing any such construction even if FCC approval is not otherwise required for such construction. The FCC places all proposals that may significantly impact the environment on public notice for a period of 30 days, seeking any public comments on the proposed structures.

The categories set forth in section 1.1307 include:

Wilderness Area
Wildlife Preserve
Endangered Species
Historical Site
Indian Religious Site
Flood Plain
Wetlands
High Intensity White Lights in Residential Neighborhoods
Excessive Radiofrequency Radiation Exposure

3. Are there any FCC regulations that govern where towers can or cannot be placed?

Answer: The FCC mandates that personal wireless companies build out their systems so that adequate service is provided to the public. In addition, all antenna structures used for communications must be approved by the FCC in accordance with Part 17 of the FCC Rules. The FCC must determine if there is a reasonable possibility that the structure may constitute a menace to air navigation. The tower height and its proximity to an airport or flight path will be considered when making this determination. If such a determination is made the FCC will specify appropriate painting and lighting requirements. Thus, the FCC does not mandate where towers must be placed, but it may prohibit the placement of a tower in a particular location without adequate lighting and marking.

4. Does the FCC maintain any records on tower sites throughout the United States? How does the public get this information (if any)?

Answer: The FCC maintains a general tower database on the following structures: (1) any towers over 200 feet, (2) any towers over 20 feet on an existing structure (such as a building, water tower, etc.) and (3) towers that are close to airports that may cause potential hazards to air navigation. The FCC's licensing databases contain some base site information for Cellular and SMR systems. The general tower database and the Cellular and SMR data that may be on file with the FCC is available in three places:

(1) Cellular licensing information is available in the Public Reference Room of the Wireless Telecommunications Bureau's Commercial Wireless Division. The Public Reference Room is located on the fifth floor of 2025 M Street, NW, Washington, DC 20554, telephone (202)418-1350. On-line database searches of cellular licensing information along with queries of the FCC's general tower database can also be accomplished at the Public Reference Room.

(2) People who would like to obtain general tower information through an on-line public access database should call or write Interactive Systems, Inc., 1601 North Kent St., Suite 1103, Arlington, VA 22209, telephone 703-812-8270.

(3) The FCC does not duplicate these records, but has contracted with International Transcription Service, Inc. to provide this service. Requests for copies of information should be addressed to International Transcription Service, Inc. (ITS, Inc.), 2100 M St., NW, Suite 140, Washington, DC 20037, telephone 202-857-3800.

5. Why do Cellular and PCS providers require so many tower sites?

Answer: Low powered transmitters are an inherent characteristic of Cellular Radio and Broadband PCS. As these systems mature and more subscribers are added, the effective radiated power of the cell site transmitters is reduced so frequencies can be reused at closer intervals thereby increasing subscriber capacity. There are over 30 million mobile/portable cellular units and more than 22 thousand cell sites operating within the United States and its Possessions and Territories. PCS is just beginning to be offered around the country. Due to the fact that Broadband PCS is located in a higher frequency range, PCS operators will require more tower sites as they build their systems to provide coverage in their service areas as compared to existing Cellular carriers. Therefore, due to the nature of frequency reuse and the consumer demand for services, Cellular and PCS providers must build numerous base sites.

6. Can Cellular, SMR and PCS providers share tower structures?

Answer: Yes, it is technologically possible for these entities to share tower structures. However, there are limits to how many base station transmitters a single tower can hold and different tower structures have different limits. Moreover, these providers are competitors in a more and more competitive marketplace and may not be willing to share tower space with each other. Local zoning authorities may wish to retain a consulting engineer to evaluate the proposals submitted by wireless communications licensees. The consulting engineer may be able to determine if there is some flexibility as to the geographic location of the tower.

7. Is the Federal government helping to find ways to accommodate multiple licensees of personal wireless services?

Answer: Yes. The FCC has designated Steve Markendorff, Chief, Broadband Branch, Commercial Wireless Division, Wireless Telecommunications Bureau, FCC to as and respond to questions concerning tower siting issues. His telephone number is 202-418-0620. Also, President Clinton issued an Executive Memorandum on August 10, 1995 directing the Administrator of General Services (GSA), in coordination with other Government departments and agencies, to develop procedures to facilitate appropriate access to Federal property for the siting of mobile services antennas. GSA recently released "Government-Wide Procedures for Placing Commercial Antennas," 61 Fed Reg 14,100 (March 29, 1996). For further information contact James Herbert, Office of Property Acquisition and Realty Services, Public Building Service, General Services Administration, 18th & F Streets, NW, Washington, DC 20405, telephone 202-501-0376.

8. Have any studies been completed on potential hazards of locating a tower/base site close to residential communities?

Answer: In connection with its responsibilities under NEPA, the FCC considers the potential effects of radiofrequency (RF) emissions from FCC-regulated transmitters on human health and safety. Since the FCC is not the expert agency in this area, it uses standards and guidelines developed by those with the appropriate expertise. For example, in the absence of a uniform federal standard on RF exposure, the FCC has relied since 1985 on the RF exposure guidelines issued in 1982 by the American National Standards Institute (ANSI C95.1-1982). In 1991, the Institute of Electrical and Electronic Engineers (IEEE) issued guidelines designed to replace the RF ANSI exposure guidelines. These guidelines (ANSI/IEEE C95.1-1992) were adopted by ANSI. The Telecommunications Act of 1996 mandates that the FCC complete its proceeding in ET Docket 93-62, in which it is considering updating the RF exposure guidelines, no later than early August 1996. Copies of this proceeding can be obtained from the International Transcription Service, Inc. (ITS), telephone 202-857-3800. Presently, RF emission requirements are contained in Section 1.1307(b) of the FCC's rules , 47 C.F.R. §1.1307(b), for all services. PCS has service specific RF emission provisions in Section 24.52 of the FCC's rules, 47 C.F.R. § 24.52.

Additional information concerning RF emission hazards can be obtained through a variety of sources:

(1) Information concerning RF hazards can be obtained on the World Wide Web at http://www.fcc.gov/oet/faqs. RF safety questions are answered and further RF documents and information are contained under the Cellular Telephony Section.

(2) OET Bulletins 56 and 65 concerning effects and potential RF hazards can be requested through the Radiofrequency Safety Program at 202-418-2464. Additionally, any specific questions concerning RF hazards can be answered by contacting the FCC at this phone number.

The FCC maintains a Communications and Crisis Management Center which is staffed 24 hours a day, seven days a week. In the event of an emergency, such as a radiofrequency hazard threatening public safety or health, you may call 202-632-6975. The watch officer who answers at that number can contact our compliance personnel in your area and dispatch them within a matter of hours.

City of Unalaska
UNALASKA PLANNING COMMISSION

Special Meeting
Thursday, March 27, 2022
6:00 p.m.

P.O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251
www.ci.unalaska.ak.us

Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Commissioner Travis Swangel chaired the meeting. Commissioner Swangel called the Special Meeting of the Unalaska Planning Commission to order at 6:01 p.m., on March 27, 2023 in the Unalaska City Hall Council Chambers.

2. Roll Call

Present:	Absent:
Travis Swangel	Ian Bagley
Caroline Williams	Rainier Marquez
Virginia Hatfield	

3. Revisions to Agenda: None

4. Appearance requests: Sergei Roraback, interested property owner; Abe Palmer, interested property owner

5. Announcements: None

6. Minutes: February 16, 2023 Regular Meeting
   a. Minutes to be amended to include commissioners Bagley and Marquez as present (formatting error), approved with no further amendments.

7. Public Hearing:
   a. **RESOLUTION 2023-03:** A Resolution Approving A Conditional Use Permit for A Cellular Tower on A Lot Zoned High Density Residential on A Leased Portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, AIRD – No Discussion

8. Old Business: None

9. New Business:
   a. **RESOLUTION 2023-03:** A Resolution Approving A Conditional Use Permit for A Cellular Tower on A Lot Zoned High Density Residential on A Leased Portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, AIRD
      i. Commissioner Williams made a motion to approve Resolution 2023-03, seconded by Commissioner Marquez.
      ii. Commissioner Hatfield recused herself from the meeting due to a conflict.
      iii. Commissioner Bagley recused himself from the meeting due to a conflict.

iv. A letter discouraging approval of the resolution and signed by several surrounding property owners was read into the record
v. Sergei Roraback, an interested property owner, spoke against the motion.
vi. Abe Palmer, an interested property owner, spoke against the motion.
vii. Matt Scott, the applicant, answered community and commissioner questions and spoke in favor of the motion.
viii. The Commission recommended that the applicant attempt to find a new location for the tower and return to the commission for additional discussion.
ix. Commissioner Swangel made a motion to table Resolution 2023-03 to a time certain, May 18th regular meeting at 6:00pm, seconded by Commissioner Marquez. Motion carried 3-0, 2 abstained.
x. The motion was tabled to a time certain: The May 18th regular meeting

10. Work session: None

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 7:06 p.m.

William Homka, AICP Secretary of Commission	Travis Swangel Commission Chairman
Date	Date

Thomas Roufos

From: Sherrie Pugh <bering1991@yahoo.com>
Sent: Thursday, April 27, 2023 1:24 PM
To: Bil Homka; Thomas Roufos
Subject: Fw: Planning Commission Resolution 2023-03

Hello Bill and Thomas, I had sent this letter to Teri Salazar with no response, so now resending to your attention. I am unable to attend tonights meeting but please ask that this is presented. I do believe Sergei Roraback will be there.
Thank you for your time . Can you please reply that you have received this.

Sherrie Doctor

----- Forwarded Message -----
From: Sherrie Pugh <bering1991@yahoo.com>
To: tsalazar@ci.unalaska.ak.us <tsalazar@ci.unalaska.ak.us>
Cc: sergei7@arctic.net <sergei7@arctic.net>; Bob Bitch'n <sr72a@yahoo.com>
Sent: Wednesday, April 26, 2023 at 10:21:16 AM AKDT
Subject: Planning Commission Resolution 2023-03

Good morning,
I am writing in response to the resolution to erect a 40' tall cell tower right next to my home basically in my back yard. We are located directly next to the building site - 101 Chernofski.

We are opposed to this structure for numerous reasons:

1. The location is on Standard Oil Hill in a densely populated neighborhood. I feel the tower should not be constructed in a residential neighborhood. There is plenty of "vacant land" that would be better suited for an enormous and potentially dangerous structure.
2. The location is barely 40' from our home. (We already have a Tsunami siren within 15feet of our home)
3. The research suggests that there are health risks from close proximity radio frequency transmittals.

I have also added names of homeowners near the site who oppose the building of the cell tower and have approved the writing of this letter.

Respectfully,

Sherrie and Pete Doctor - 101 Chernofski

James and Pamalee Gilman - 113 and 115 Chernofski

Sergei Roraback - 438 Biorka Dr. / 500 and 502 Biroka

Jeff Garth - 114 Chernofski

Casey O'Hara - 143 and 145 Chernofski

Danny Nguyen - 112 and 114 Kashega

City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2023-07

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

WHEREAS, UCO 8.08 sets forth the procedures and requirements for the subdivision and platting of land and provides that the Planning Commission/Platting Board shall act as the Platting Authority; and

WHEREAS, the Ounalashka Corporation is the owner of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, Aleutian Islands Recording District (04-03-440); and

WHEREAS, the property is zoned High Density Residential; and

WHEREAS, UCO §8.12.060(D)(4) specifies utility buildings and facilities, including telephone exchanges; and

WHEREAS, OptimERA Holdings, Inc. desires to lease a portion of the lot to place a cellular phone tower and support buildings; and

WHEREAS, the landowner and OptimERA Holdings, Inc. have submitted a conditional use permit application to allow a cellular phone tower; and

WHEREAS, the City of Unalaska Department of Planning staff has reviewed the request; and

WHEREAS, improving telephone and Internet service is a goal of the Unalaska Comprehensive Plan 2020; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on October 19, 2023 to consider this this request and to hear testimony of the public; and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request satisfies the three-part test set forth in UCO §8.12.200(C):

1. Furthers the goals and objectives of the Comprehensive Development Plan;
2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

THEREFORE, BE IT RESOLVED, that the Planning Commission approves the conditional use permit for a cellular phone tower on a leased portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, filed in the Aleutian Islands Recording District.

PASSED AND APPROVED THIS 19TH DAY OF OCTOBER, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

_____
Travis Swangel
Commission Chair

_____
Cameron Dean, Planning Director
Secretary of the Commission