

**CITY OF UNALASKA, ALASKA  
PLANNING COMMISSION & PLATTING BOARD  
REGULAR MEETING  
THURSDAY, MAY 18, 2023, 6:00 PM  
AGENDA**

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**ZOOM Meeting Link:**

<https://us02web.zoom.us/j/89874827348?pwd=b3FmenNYME9laW5VNjNtQlpCY2k4QT09>

**Meeting ID: 898 7482 7348    Access Code: 712370**

**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 March 28, 2023

PUBLIC HEARING

1. **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
2. **RESOLUTION 2023-04:** A RESOLUTION APPROVING A PRELIMINARY PLAT FOR PUREVSUREN SUBDIVISION, A RESUBDIVISION OF LOT 3, HAWLEY SUBDIVISION, PLAT 95-13, AIRD
3. **RESOLUTION 2023-05:** A RESOLUTION APPROVING A VARIANCE FROM THE 20 FOOT FRONT SETBACK TO 8 FEET ON A LOT ZONED HIGH PUBLIC/QUASI-PUBLIC ON BLOCK 1, RESERVOIR HILL SUBDIVISION, PLAT 92-12, AIRD

OLD BUSINESS

1. **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

NEW BUSINESS

1. **RESOLUTION 2023-04:** A RESOLUTION APPROVING A PRELIMINARY PLAT FOR PUREVSUREN SUBDIVISION, A RESUBDIVISION OF LOT 3, HAWLEY SUBDIVISION, PLAT 95-13, AIRD
2. **RESOLUTION 2023-05:** A RESOLUTION APPROVING A VARIANCE FROM THE 20 FOOT FRONT SETBACK TO 8 FEET ON A LOT ZONED HIGH PUBLIC/QUASI-PUBLIC ON BLOCK 1, RESERVOIR HILL SUBDIVISION, PLAT 92-12, AIRD

WORKSESSION

*No Items*

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.

City of Unalaska Planning Commission Packet  
**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  
UNALASKA PLANNING COMMISSION

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

**Special Meeting**  
**Thursday, March 27, 2022**  
**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 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:  
Travis Swangel  
Caroline Williams  
Virginia Hatfield
  - Absent:  
Ian Bagley  
Rainier Marquez
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.

City of Unalaska Planning Commission Packet

- 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 18<sup>th</sup> 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 18<sup>th</sup> regular meeting

10. Work session: None

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

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William Homka, AICP  
Secretary of Commission

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Travis Swangel  
Commission Chairman

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Date

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Date

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

**RESOLUTION 2022-03: 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**

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

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

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

Current Site Description and Zoning Standards				
<b>Zone</b>	High Density Residential (HDR) (UCO §8.12.060)			
<b>Existing Use</b>	Undeveloped			
<b>Permitted Uses</b>	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			
<b>Conditional Uses</b>	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
<b>Lot Area</b>	+/- 10,029 ft <sup>2</sup>	>10,000 ft <sup>2</sup>	<b>Front Setback</b> 35 ft	20 ft
<b>Lot Frontage</b>	56 ft	>60 ft	<b>Side Setbacks</b> 26/130 ft	10 ft
<b>Coverage</b>	1.06 %	<50 %	<b>Rear Setback</b> 90 ft	20 ft
<b>Building Height</b>	40 ft	<50 ft	<b>Parking</b>	2 spots

<b>Corner Lot?</b>	Yes	<b>Nonconformance?</b>	No
<b>Parcel History</b>			
<b>Planning Commission Resolution</b>	N/A		
<b>City Council Ordinance</b>	N/A		

**ADDITIONAL CODE REQUIREMENTS**

N/A

**PLAN GUIDANCE**

1. The Overall Quality of Life section of the Comprehensive Plan identifies improving and lowering 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. Initially the tower was 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. A new proposed location is on the south side of the same lot, approximately 250 feet away. ***It is important to note that this new location is pending approval of the lot owner, Ounalashka Corporation.***
4. There is plenty of parking on the lot for service vehicles.
5. **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 effect on the safety and testing of 5g networks.
6. 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 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. The tower will not maintain 5G cellular service. See background note 5 and 6.
5. 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.
6. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district:

## City of Unalaska Planning Commission Packet

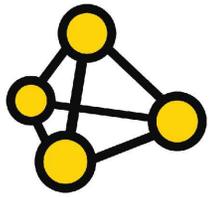
- Item number 4 in the Conditional Uses list of the High-Density Residential code specifically calls out Public/Quasi-Public uses buildings essential to the physical and economic welfare of the area, such as utility buildings and facilities, ... telephone exchanges, and similar uses or public services
  - 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 45-foot (1.1 x height) fall zone for a similar use, windmills. The tower has a nearly 2x height fall zone to the next nearest building (it falls approximately 7 feet short of the full 2x).
7. 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.
  - Per FCC guidance, there are no health issues associated with this use.

### **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 2023-03.



# OptimERA xG

## Standard Oil Monopole LTE Site Install - OptimERA xG Rev 2.0 Secondary Location

Project Location

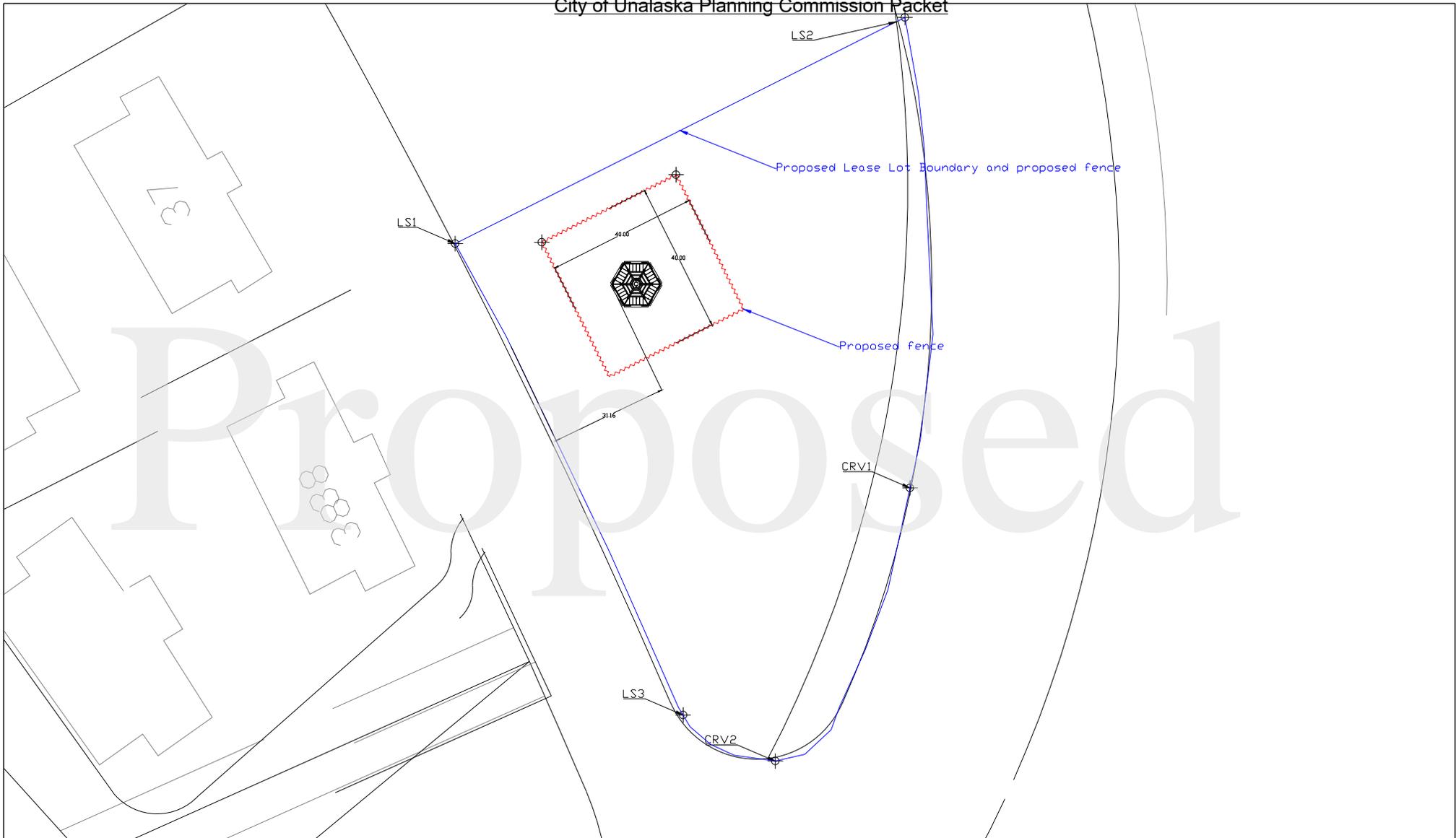


**Address:**  
Chernofski Dutch Harbor, Alaska, Amaknak Island, Aleutians West

**Legal Description:**  
Block 6, Ilulaaq Subdivision, according to the official plat thereof, filed under plat No. 79-3, 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.

<small>OPTIMERA HOLDINGS INC. "OPTIMIZING TECHNOLOGY FOR A NEW ERA" P.O. Box 921134 Dutch Harbor, Alaska 99692</small>		<small>DUNALASHKA CORPORATION LEASED SITE - OPTIMERA</small> <b>LTE MICRO SITE</b> <b>STANDARD OIL HILL 9</b> COVER			
CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	5/7/2023	NTS	STND-APP-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	5315534.73, 1188437.22	Approx. Proposed Lease Corner
LS-2	5315654.37, 1188497.38	Approx. Proposed Lease Corner
LS-3	5315595.34, 1188311.84	Approx. Proposed Lease Corner
CRV-1	TBD	Approx. Proposed Lease Boundary
CRV-2	TBD	Approx. Proposed Lease Boundary

CHERNOFSKI DRIVE

UNALASKA DRIVE

Lease Lot Boundary and proposed fence

Proposed Fence

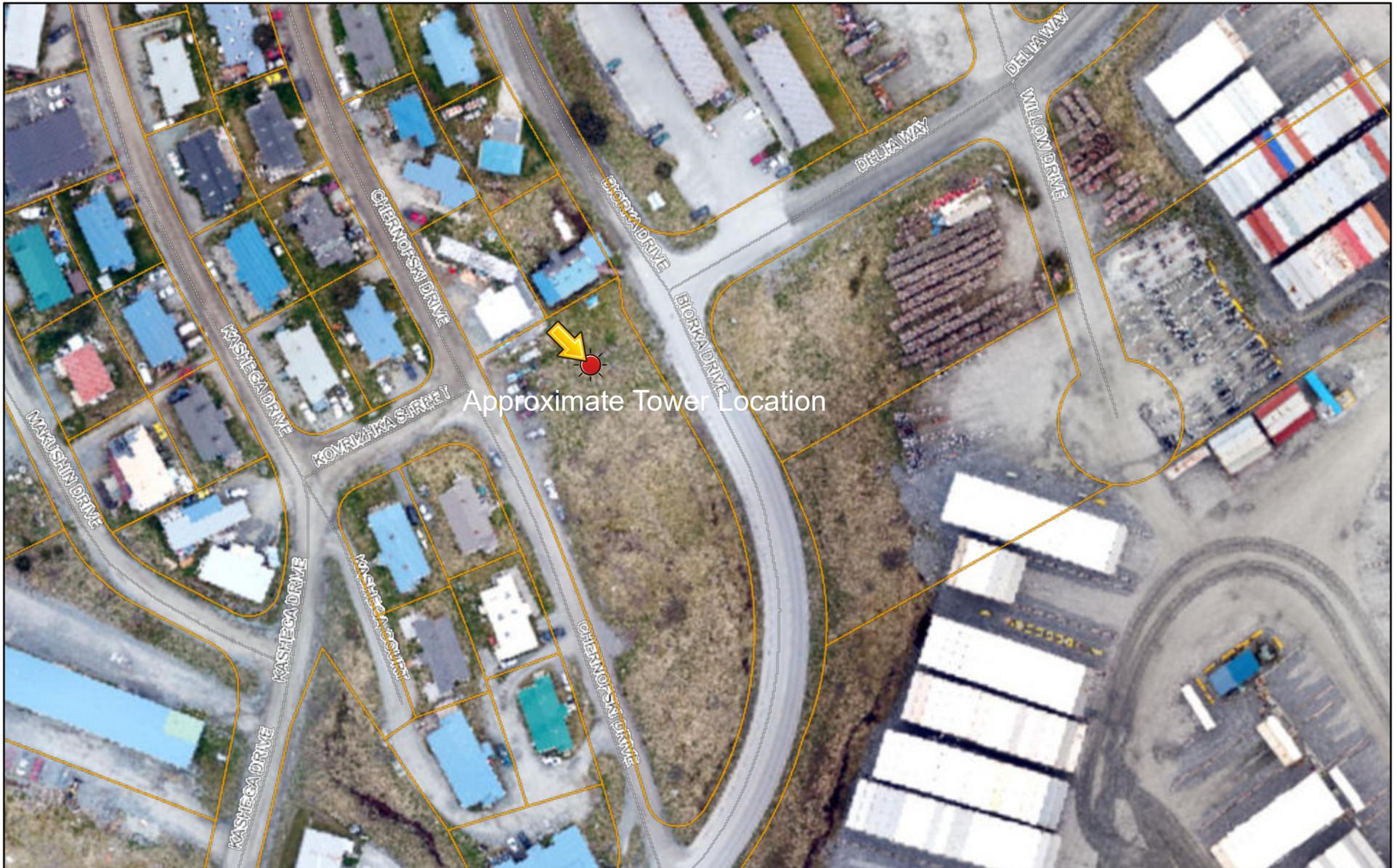
R76.22

AFS 600  
Ballasted Tower Foundation



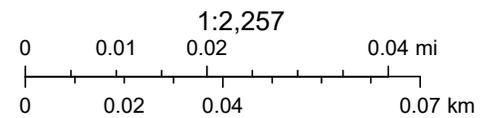
<b>OPTIMERA HOLDINGS INC.</b> <small>"OPTIMIZING TECHNOLOGY FOR A NEW ERA"</small> P.O. Box 921124 Dutch Harbor, Alaska 99692		<b>DUNALASHKA CORPORATION LEASED SITE -OPTIMERA</b> <b>LTE MICRO SITE</b> <b>STANDARD OIL HIL 41</b> Site Layout Detailed			
CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	5/7/2023	NTS	STND-SITE-002	2 of 2

# City of Unalaska Planning Commission Packet Approximately 75 Chernofski Drive, Resolution 2023-03



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

-  Parcels
-  Streets



## **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](http://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](http://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](http://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](http://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](http://who.int/mediacentre/factsheets/fs193/en/index.html). For more information on the IEFP, go to [who.int/peh-emf/en](http://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](http://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](http://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](http://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](http://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](http://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](http://fda.gov/radiation-emitting-products/cell-phones/potential-cell-phone-interference-pacemakers-and-other-medical-devices).

### **Consumer Help Center**

For more information on consumer issues, visit the FCC's Consumer Help Center at [fcc.gov/consumers](http://fcc.gov/consumers).

### **Alternate formats**

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Last Reviewed 10/29/20

## **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**

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Last Reviewed 10/15/19

**Thomas Roufos**

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**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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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 Biorca Dr. / 500 and 502 Biroka

Jeff Garth - 114 Chernofski

Casey O'Hara - 143 and 145 Chernofski

Danny Nguyen - 112 and 114 Kashoga

**City of Unalaska, Alaska  
Planning Commission/Platting Board  
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**

**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 April 20, 2022 to consider 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 18<sup>TH</sup> DAY OF May, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

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Travis Swangel  
Commission Chair

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William Homka, AICP, Planning Director  
Secretary of the Commission

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

**RESOLUTION 2023-04: A RESOLUTION APPROVING A PRELIMINARY PLAT FOR PUREVSUREN SUBDIVISION, A RESUBDIVISION OF LOT 3, HAWLEY SUBDIVISION, PLAT 95-13, AIRD**

Basic Information	
<b>Application Type</b>	Preliminary Plat
<b>Land Owner(s)</b>	Enkhbat & Amy Purevsuren
<b>Applicant</b>	Enkhbat & Amy Purevsuren
<b>Proposed Use</b>	2 - Lot Subdivision
<b>Exhibits</b>	Draft Resolution 2023-04, Preliminary Plat Application, Supplemental Materials, Location Map
<b>Staff Recommendation</b>	Approval of Resolution 2023-04 with conditions

Legal Information	
<b>Tax Parcel ID</b>	06-09-127
<b>Address</b>	55 Choate Lane
<b>Legal Description</b>	A proposed subdivision of Lot 3, Hawley Subdivision, Plat 95-13, AIRD
<b>Land Use Subarea</b>	Valley – East Broadway Subarea

Area Description	
<b>North</b>	30-40 foot cliff to Overland Drive, Open Space
<b>South</b>	Single Family/Duplex Residential
<b>East</b>	Single Family/Duplex Residential
<b>West</b>	Single Family/Duplex Residential

Current Site Description and Zoning Standards					
<b>Zone</b>	Single Family/Duplex (SFO) (UCO §8.12.040)				
<b>Existing Use</b>	Residential				
<b>Permitted Uses</b>	In the Single-Family/Duplex District, no building or structure or land shall be used and no building or structure shall be erected which is arranged, intended, or designated to be used for other than one or more of the following uses: Up to two single-family dwellings or a two-family dwelling, on a lot; Home occupations subject to the requirements of § 8.12.180(M); Day-care for five or less children; Noncommercial greenhouses, gardens, storage sheds; Outdoor storage of subsistence and noncommercial fishing gear, boats, nets, buoys, and related equipment; Noncommercial stables, barnyards, and corrals provided they shall be located not less than 25 feet from any public street or property line; Noncommercial agricultural buildings and activities; Public recreational areas, parks, playgrounds, hiking trails, and such buildings and structures as are related thereto				
<b>Conditional Uses</b>	Schools; Churches; 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; Public and quasi-public social and recreational facilities; Bed and breakfasts, lodging houses, and boarding houses; Day-care for more than five children				
	Existing	Required		Existing	Required
<b>Lot Area</b>	13,179 ft <sup>2</sup>	>10,000 ft <sup>2</sup>	<b>Front Setback</b>	15 ft	20 ft
<b>Lot Frontage</b>	73.97 ft	>60 ft	<b>Side Setbacks</b>	6 ft / 21 ft	10 ft
<b>Coverage</b>	13.78 %	<40 %	<b>Rear Setback</b>	123 ft	20 ft
<b>Building Height</b>	≈25 ft	<35 ft	<b>Parking</b>	4 non-conforming spots	2 spots/unit
<b>Corner Lot?</b>	No		<b>Nonconformance?</b>	Parking, 4-foot encroachment in side yard	

Parcel History	
Planning Commission Resolution	N/A
City Council Ordinance	N/A
Planning Determination	7-12-16: Planning approved a 10% variance for the front yard from 20 feet to 18 feet.

**ADDITIONAL CODE REQUIREMENTS**

1. **§ 8.08.070 PLATTING PROCEDURES**

See All.

2. **§ 8.12.040 SINGLE-FAMILY/DUPLEX DISTRICT (SFD).**

**(E) Minimum lot size.**

(1) 10,000 square feet for any combination of up to two dwelling units.

(2) If additional requirements identified in § 8.08.070(A)(3)(d) are met, the minimum lot size for a single-family dwelling unit or a two-family dwelling unit/duplex may be less than 10,000 but shall be no smaller than 6,000 square feet.

**(F) Minimum lot width at front lot line.** 60 feet.

**(I) Minimum yard requirements for lots containing at least 6,000 square feet but less than 10,000 square feet.**

(1) Front yard or yard fronting any street. 15 feet.

(2) Side yard. 10 feet.

(3) Rear yard. 15 feet.

3. **§ 8.08.070 PLATTING PROCEDURES.**

**(A)(3)(d)(23).** If property is zoned Single-Family/Duplex, Moderate-Density Residential, or High Density Residential and if lots proposed are between 6,000 and 10,000 square feet, the following shall be included with the preliminary plat:

(a) If determined by the Department of Public Works to be warranted due to the existing topography, a note shall be added to the plat that a minimum 9-foot by 20-foot approach shall be provided with a slope of 5% or less at the foot of the driveway. Anticipated locations of the approach shall be identified on the preliminary plat;

(b) Parking areas shall be identified to indicate full compliance with § 8.12.170(K) Off-street parking requirements;

(c) Drainage plan shall be provided if determined by the Department of Public Works to be necessary per § 8.08.100(B)(7) Drainage.

4. **§ 8.08.090 SUBDIVISION DESIGN STANDARDS.**

**(D) Lots.**

(1) *General.* The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

(2) *Dimensions.*

(a) Lot dimensions shall conform to the requirements of Chapter 8.12, “Zoning,” provided that no lot shall be less than 10,000 square feet in area. If requirements identified in § 8.08.070(A)(3)(d) have been addressed, residential lots less than 10,000 square feet

but greater than 6,000 square feet may be permitted. See Chapter 8.12 for lot size requirements in different districts.

- (b) Lots shall be designed with a suitable proportion between width and depth. Long and narrow, or wide and shallow lots are undesirable. Normal depth shall not exceed 2 1/2 times width, or be less than 85 feet. Width of all lots shall not be less than 60 feet. See Chapter 8.12, "Zoning," for lot dimension requirements in different districts.
- (c) Lots laid out for commercial or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of development.
- (d) No lots, tracts, or parcels shall be created or designed which would create any non-conforming setbacks as they relate to any physical improvements which are subject to setback, building separation, or other dimensional provisions

5. **§ 8.08.100 SUBDIVISION IMPROVEMENTS: ALL**

6. **§ 8.12.170 GENERAL PROVISIONS.**

- (B) *Front yards* (See § 8.06.020(A), "Yard"). Where any specified front yard is required, no building shall be hereafter erected or altered so that any portion thereof shall be nearer to the front lot line than the distance indicated by the depth of the required front yard. Exceptions include:
  - (1) Steps, terraces, platforms, and porches having no roof covering and not being over 30 inches high may be built within a front yard a distance of not more than two feet and are specifically excluded from this definition; and
  - (2) Eaves, cornices, and similar ornamentations may project over a front yard not more than two feet.
- (C) *Side yards* (See § 8.06.020(A), "Yard"). Where any specified side yard is required, no building shall be hereafter erected or altered so that any portion thereof shall be nearer to the side lot line than the distance indicated by the width of the required side yard. Exceptions include:
  - (1) Steps, terraces, platforms, and porches having no roof covering and not being over 30 inches high may be built within a side yard a distance of not more than two feet and are specifically excluded from this definition; and
  - (2) Eaves, cornices, and similar ornamentations may project over a side yard not more than two feet.
- (D) *Rear yards* (See § 8.06.020(A), "Yard"). Where any specified rear yard is required, no building shall be hereafter erected or altered so that any portion thereof shall be nearer to the rear lot line than the distance indicated by the depth of the required rear yard. Exceptions include:
  - (1) Steps, terraces, platforms, and porches having no roof covering and not being over 30 inches high may be built within a rear yard a distance of not more than two feet and are specifically excluded from this definition; and
  - (2) Eaves, cornices, and similar ornamentations may project over a rear yard not more than two feet.
- (E) *Irregular lot shapes*. Where irregular lot shapes prevent the direct determination of the area and yard requirements for a lot, the Director of Planning shall determine said area and yard requirements. Said determination shall be known as a "Planning Determination" and the Planning Commission will be advised of said determination at its next regular meeting (See § 8.12.220(A)(2)).
- (K) *Off-street parking requirements*. At the time a new structure is erected or a structure is enlarged, or the use of the existing structure is changed, off-street parking spaces shall be provided as

set forth in this section, unless greater requirements are otherwise provided in connection with an existing use prior to the adoption date of this chapter. Each parking space shall be at least 180 square feet in area and have a width of nine feet and a depth of not less than 20 feet. In determining the gross area required for an off-street parking lot requiring a specific number of parking places including driveways and aisles, 250 square feet per parking space shall be used. Each use shall provide the following minimum off-street parking spaces discussed below.

(2) *Location of parking.* Off-street parking shall be located as follows:

- (a) Parking spaces serving single and multi-family dwelling units shall be located on the same lot as the building served;
- (6) Other off-street parking requirements. Other off-street parking requirements are to be provided as follows:
  - (a) All residential dwellings. Two spaces per dwelling unit;

### **PLAN GUIDANCE**

1. Housing was identified as a community need in the 2009 Community Visions for the Future: Unalaska 2010-2020 visioning document as part of the Comprehensive Planning process.
2. The Unalaska Comprehensive Plan 2020 – Housing Plan identifies several goals including:
  - a. Goal #9 of the Unalaska Housing Plan is to ensure that zoning and all regulatory and permit processes support the redevelopment of in-fill lots and new subdivisions for new housing development.
3. The 2015 Land Use Plan calls for an overall increase in Single Family/Duplex housing in the undeveloped lands of the Valley-East Broadway Subarea. This project would constitute a modest increase in available Single Family/Duplex zoned land per parcel.

### **BACKGROUND**

1. The applicant constructed the original duplex in 2016/17.
2. The current duplex was placed on the lot with the intention of subdividing in the future.
3. Building Permit 2023-03 projects a single unit construction for the new lot, including a garage, 24x36 feet. This is a 3-bedroom structure, approximately three quarters the size of the existing building, but includes a garage.
4. There is an approximately 30 to 40-foot cliff on the back side of the proposed Lot 3B.

### **DETAILED FINDINGS**

1. The current duplex is not placed according to plan. The current building encroaches into the modified setback by 3 feet, and the west side yard by 4 feet.
2. Parking is already at a premium on the existing lot for the existing building. The parking area is 3 feet too short, and is barely sufficient for the existing 4-car minimum.
3. It is recommended that the shipping container be placed on Lot 3B if maintained long term in order to
4. No lots in the neighborhood are as small. These two lots would significantly increase the legal density of the neighborhood, and could lead to future similar lot splits.
5. The access easement:
  - a) Makes up 27% of Lot 3B, this is unusable land for future owners and must be taken into consideration.
  - b) Additionally, the access easement is within a foot of the existing building. This leaves high potential for property damage.
  - c) Existing situations such as this with tight parking minimums and space have led to neighbor disputes resulting in multiple calls to police, planning, public works, and surveyors.

**CONDITIONS**

1. Certificate to plat is required.
2. Parking for Lot 3A must not interfere with lot 3B, and shall include adequate space behind the existing building.
3. The shipping container must conform to setbacks if kept.
4. The garage on Lot 3B shall be maintained for parking.
5. The plat shall include a note indicating that the easement is available for the owners and tenants of lot 3A for travel, but not to block the residents of 3B.
6. The Access Easement should be made 15 feet, and grading widened to maximize a safe travel way.
7. A note that disputes regarding the access easement are a civil matter and not the responsibility of the city to adjudicate.
8. A note shall be added to indicate that the structure on Lot 3A is granted a 3-foot after the fact variance with approval of this subdivision.
9. For the final plat, a closure report shall be submitted.
10. Electronic versions of the final plat shall be provided to the Department of Planning at the time of mylar plat submittal, allowing for incorporation into the City's CAD and GIS programs.

**RECOMMENDATION**

Staff recommends the Planning Commission approve the resolution with extensive conditions. The Department of Planning and the City's Developmental Review Team approve of the subdivision in accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning).



**PROPERTY LEGAL DESCRIPTION:** (Fill in applicable blanks)

Tax Lot ID No.: \_\_\_\_\_ Lot : \_\_\_\_\_ Block: \_\_\_\_\_ Tract: \_\_\_\_\_

Subdivision: \_\_\_\_\_ USS: \_\_\_\_\_

Section(s): \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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**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

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**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.

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**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.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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

**LEGEND**

- = REBAR FOUND
- = REBAR W/ PLASTIC CAP SET THIS SURVEY
- ⊕ = PRIMARY MONUMENT SET THIS SURVEY
- ⊠ = UTILITY PEDESTALS
- S— = SEWER LINE
- W— = WATER LINE
- E— = UNDERGROUND ELECTRIC
- T— = UNDERGROUND TELEPHONE/TELEVISION

**NOTES:**

- 1) The Basis of bearing for this survey is S37°20'56"E and is based on the SW property line of Lots 1 and 2 as shown on the plat Overland Subdivision Plat No. 2007-4, and filed in the Aleutian Islands Recording District.
- 2) As of the date of survey, all public utilities are within the Right of Ways or have dedicated easements provided and the Right of Ways encompass the travelways.
- 3) No Alaska Department of Environmental Conservation approval is required for this plat.
- 4) Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.

**CITY APPROVAL**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE CITY OF UNALASKA, SAID PLAT HAS BEEN APPROVED BY THE CITY OF UNALASKA.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CHAIR OF THE PLATTING BOARD

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,

FOR \_\_\_\_\_

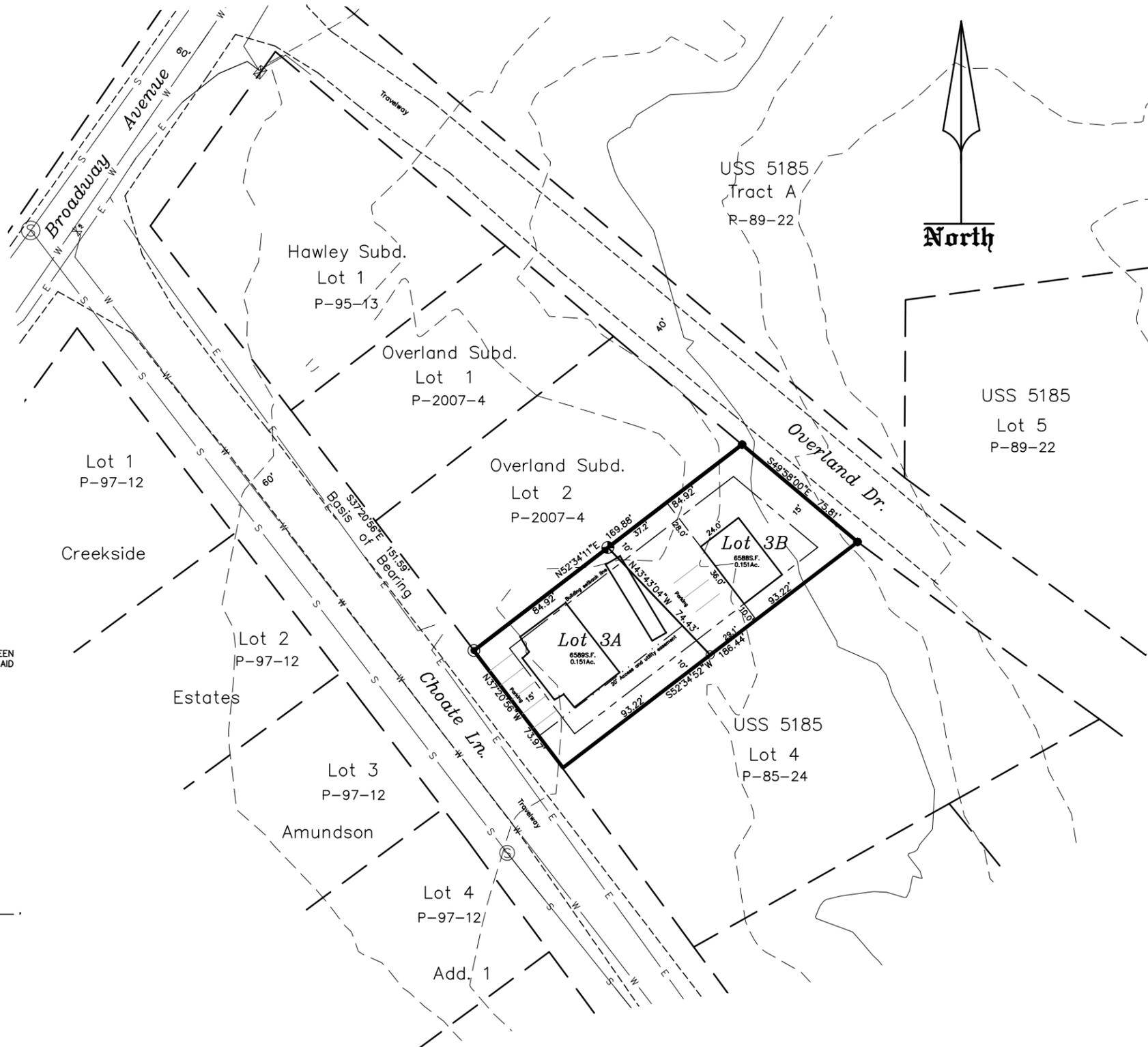
\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,

FOR \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

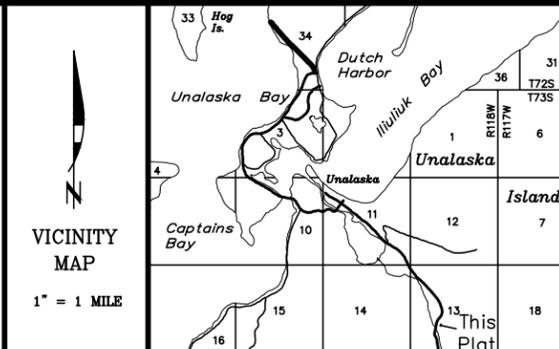


**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS DRAWING REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA. I FURTHER CERTIFY THAT ALL KNOWN PUBLIC UTILITIES WITHIN THE PLATTED AREA ARE LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR WITHIN UTILITY EASEMENTS DEDICATED BY THIS PLAT.

\_\_\_\_\_  
REGISTERED LAND SURVEYOR REGISTRATION NO.

\_\_\_\_\_  
DATE



**CERTIFICATE of OWNERSHIP and DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

ENKHBAT PUREVSUREN AMY PUREVSUREN  
8360 MAJESTIC DRIVE  
ANCHORAGE, ALASKA 99504

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,

FOR \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,

FOR \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**TAX CERTIFICATE**

I HEREBY CERTIFY THAT NO TAX PAYMENT IS CURRENTLY DUE FOR THE PROPERTY SHOWN HEREON.

\_\_\_\_\_  
TAX OFFICIAL, CITY OF UNALASKA DATE

**Purevsuren Subdivision**

A resubdivision of Lot 3 Hawley Subdivision, Plat 95-13, Aleutian Islands Recording District.

Located within protracted Section 13, T73S, R118W, S.M., City of Unalaska, Unalaska Island, Alaska.

Containing 13179 s.f. 0.303 Ac.

Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner <b>Enkhat and Amy Purevsuren</b> 8360 Majestic Drive Anchorage, Alaska 99504
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JOB NO. 23012	DRAWN: 3-20-23
SURVEYED:	SCALE: 1"=30'
FIELD BOOK:	SHEET: 1 of 1













**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2023-04**

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR PUREVSUREN SUBDIVISION,  
A RESUBDIVISION OF LOT 3, HAWLEY SUBDIVISION, PLAT 95-13, 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;

**WHEREAS**, Enkhbat and Amy Purevsuren are the owners Lot 3, Hawley Subdivision, Plat 95-13, Aleutian Islands Recording District (06-09-127);

**WHEREAS**, the landowner has submitted a plat application to split the existing lot into two (2) lots of less than 10,000 square feet;

**WHEREAS**, the existing building on lot 3A is granted an after the fact variance for the 3 (three) foot encroachment into the side yard;

**WHEREAS**, the City of Unalaska Departments of Planning, Public Works, Public Utilities, and Public Safety staff have reviewed the proposed plat and have requested revisions as described below;

**WHEREAS**, the City of Unalaska Planning Commission held a public hearing on May 18, 2023 to consider this platting action and to hear testimony of the public;

**WHEREAS**, notices were posted and mailed in accordance with Title 8, UCO §8.08.020(F); and

**NOW THEREFORE BE IT RESOLVED**, the Platting Board approves the preliminary plat of Lot 3, Hawley Subdivision, plat 95-13, with the following conditions of approval in accordance with the standards outlined in Unalaska Code of Ordinances Chapter 8.08 (Platting and Subdivision):

1. Certificate to plat is required.
2. Parking for Lot 3A must not interfere with lot 3B, and shall include adequate space behind the existing building.
3. The shipping container must conform to setbacks if kept.
4. The garage on Lot 3B shall be maintained for parking.
5. The plat shall include a note indicating that the easement is available for the owners and tenants of lot 3A for travel, but not to block the residents of 3B.
6. The Access Easement should be made 15 feet, and grading widened to maximize a safe travel way.
7. A note that disputes regarding the access easement are a civil matter and not the responsibility of the city to adjudicate.
8. A note shall be added to indicate that the structure on Lot 3A is granted a 3-foot after the fact variance with approval of this subdivision.
9. For the final plat, a closure report shall be submitted.
10. Electronic versions of the final plat shall be provided to the Department of Planning at the time of mylar plat submittal, allowing for incorporation into the City's CAD and GIS programs.

This plat approval becomes effective if there are no appeals within ten (10) working days after receipt of notification of action on the plat and shall remain effective for one year.

PASSED AND APPROVED THIS 18<sup>TH</sup> DAY OF MAY, 2023, BY THE PLATTING BOARD OF THE CITY OF UNALASKA, ALASKA.

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Travis Swangel  
Commission Chair

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William Homka, AICP,  
Secretary of the Commission