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## MEMORANDUM TO COUNCIL

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**To:** Mayor and City Council Members  
**From:** Cameron Dean, Planning Director  
**Through:** William Homka, City Manager  
**Date:** November 14, 2023  
**Re:** Appeal of Planning Commission Approval of 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

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**SUMMARY:** A property owner has appealed the Planning Commission decision to approve a conditional use permit for a proposed cellular tower at approximately 75 Chernofski Drive. The City Council must hold a public hearing to consider the Planning Commission's decision and objections thereto. The letter of appeal along with all materials, information and draft minutes from the Planning Commission meeting are attached for review. In the initial staff report, Planning Staff recommended approval of the resolution.

**PREVIOUS COUNCIL ACTION:** The City Council has taken no previous action on this item.

**BACKGROUND:** The applicant is proposing to lease a 10,000 square foot section of the subject parcel near its northwest boundary to construct a 40' cell tower surrounded by a fence. A tsunami siren is situated along the same boundary.

The subject parcel is approximately 1.14 acres, zoned High Density Residential and currently undeveloped. High Density Residential zoning districts are primarily intended for single or multi-family dwellings. They allow any number or combination of residential dwelling units depending on the size of the lot.

The Planning Commission heard the initial application at its meeting on April 27, 2023. The Commission requested the applicant consider placing the tower elsewhere on the subject parcel. The applicant presented an alternative site further south on the same lot at the Planning Commission meeting on June 1, 2023, which was approved as Resolution 2023-03.

Following the approval of the alternative site, the Ounalashka Corporation, the owner of the subject parcel, conveyed that it preferred the initial location and requested the Planning Commission reconsider it, which it discussed at its August 17, 2023 meeting. As the Planning Commission had not rejected the original site but rather asked the applicant to consider alternatives, the Commission directed Staff to return the original location for consideration.

On October 19, 2023 the Planning Commission held a public hearing for the conditional use permit at its original location and approved it as Resolution 2023-07.

### **DISCUSSION:**

#### **Appeal Procedure**

§ 8.12.200 (E) allows for a person aggrieved by a decision of the Planning Commission to appeal it to the City Council within ten (10) working days from the decision. Following the approval and before the deadline, the City Clerk received a letter appealing Resolution 2023-07 from Sherrie Doctor, the owner of an adjacent property on Chernofski Drive. This letter is included in your packet.

The City Council may at its hearing receive further evidence as is relevant. The decision of the City Council is final and may be appealed to the Superior Court. Guidance for the public hearing is found in § 8.12.220 (C)(1)(c). The City Council may consider all relevant evidence. The evidence will be heard in the following order:

1. Planning Department/Planning Commission
2. Person appealing the Planning Commission decision
3. Property owner (if different than person appealing the decision)
4. Members of the public other than those who have previously spoken

Within fifteen (15) working days after the final hearing of the appeal, the City Council must provide findings of fact and conclusions of law in accordance with its decision. Following the hearing, Staff and Legal will draft the findings of fact and conclusions of law based on Council's deliberation during the meeting. The City Council will have the opportunity to review and approve those findings and conclusions at its next scheduled meeting, at which point the decision becomes final

A decision of the City Council may be appealed to the Superior Court within thirty (30) days after the decision becomes final.

### **Telecommunications Act of 1996**

Section 704(a) of the Telecommunications Act of 1996 preserves local authority over the placement of wireless facilities, with certain restrictions. These are detailed in the materials that were presented to the Planning Commission and included in your packet.

In short, local governments may not discriminate between companies providing similar services. They also may not regulate wireless facilities on the basis of radio frequency emissions provided they comply with FCC regulations or ban such facilities outright.

### **Planning Commission Action**

The Planning Commission deliberated facts and the staff report and directed questions to Staff and attendees. Staff recommended approval, as detailed in the staff report.

The Planning Commission determines if a conditional use application meets three tests, as described by § 8.12.200 (C):

- *Furthers the goals and objectives of the Comprehensive Development Plan.* Construction of new cell tower sites is identified as a primary action to improve quality of life in the 2020 Comprehensive Plan.
- *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.* Public/Quasi-Public use buildings essential to the physical and economic welfare of the area, such as utility buildings, are specifically identified as permissible conditional uses within a High Density Residential District. Historically, Unalaska has permitted small cell towers near residential structures.
- *Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.* The tower would cause limited traffic compared to a new residential development and is not expected to cause excessive noise or other disturbances.

The Planning Commission heard testimony in favor of and against the proposed tower. Written testimony heard by the Planning Commission is included in your packet. After deliberation, the Planning Commission voted 3-1 to approve the conditional use permit.

**ALTERNATIVES:** In accordance with § 8.12.200 (F), City Council may uphold, reverse or modify the action of the Planning Commission.

**FINANCIAL IMPLICATIONS:** N/A

**LEGAL:** Staff has been in consultation with Legal throughout this process. Legal will assist in drafting the findings of fact and conclusions of law following the public hearing.

**STAFF RECOMMENDATION:** N/A

**PROPOSED MOTION:** “I move that the City Council maintain the ruling of the Planning Commission, approving Resolution 2023-07 and approve the conditional use permit request, based on the findings of fact.”

**CITY MANAGER COMMENTS:** N/A

**ATTACHMENTS:**

- Letter of Appeal from Sherrie Doctor
- Planning Commission Packet of October 19, 2023
- Draft Minutes of October 19, 2023 Planning Commission meeting
- Planning Commission Resolution 2023-07

October 31, 2023

Attention: City Council, City of Unalaska

RE: Appeal of Planning Commission

Resolution 2023-03

On October 19th, 2023 the City of Unalaska Planning Commission voted 3 to 1 to approve proposed cell tower location on Standard Oil Hill.

At the first meeting of the commission, the resolution was deferred pending Optimera to seek a more appropriate location with O.C. (landowner).

At the 2nd meeting another location was selected a few hundred yards down the same street (Chernofski). Several homeowners (8) objected in

writing to both locations on Standard Oil Hill.

This is the most densely populated area of Unalaska/Dutch Harbor and we suggest that it be placed away from this area. Our objections are addressed in the letter I sent to the commission as well as names and addresses of the homeowners who object.

This letter serves as an appeal for the City Council of Unalaska to review and reject this proposed tower near our homes.

I presume you have access to the pertinent information regarding the commission meetings and decisions.

I have included copies of the correspondence that I have had with Thomas Ruofos.

Regards,

*Sherrie Doth*

Sherrie and Pete Doctor

## Proposed Cell Tower

From: Sherrie Pugh (bering1991@yahoo.com)

To: troufos@ci.unalaska.ak.us; sergei7@arctic.net; mariemach2005@yahoo.com

Date: Wednesday, October 18, 2023 at 01:02 PM AKDT

Hi Thomas, I am re-sending my email of April 2023. All the same points and objections still apply. I also have one more question? Is there any noise emitted from the tower? This would also have a huge impact, as the proposed location is very near my home. Thank you for addressing these matters at the upcoming meeting. (I will do my best to attend) I also believe a letter was sent to the commission by Andrew Murphy (PacSteve).

Regards

see below:

**From:** Sherrie Pugh <bering1991@yahoo.com>

**To:** Sherrie Doctor <bering1991@yahoo.com>

**Sent:** Tuesday, April 25, 2023 at 12:33:54 PM 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

Danny Nguyen - 112 and 114 Kashega

Jeff Garth - 114 Chernofski

Casey O'Hara - 143 and 145 Chernofski

May 15, 2023

RE: Resolution 2023-03

To: Planning Commission/ City of Unalaska

I have just today received a letter regarding Resolution 2023-03, which gives us just 3 days to respond.

I have attached a copy of my original letter dated 4/26/2023 – all of the information remains the same, other than the location requested for cell tower and additional home owner added. Basically it has moved up the street by a couple hundred feet. We are all still very strongly opposed to the cell tower being erected in a densely populated (zoned residential) area. I recommend that a location better served would be in a lesser inhabited area of Amaknak Island.

----- Forwarded Message -----

**From:** Sherrie Pugh <bering1991@yahoo.com>  
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**Sent:** Tuesday, April 25, 2023 at 12:33:54 PM AKDT  
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Jeff Garth - 114 Chernofski

Casey O'Hara - 143 and 145 Chernofski

Danny Nguyen - 112 and 114 Kashega

Andrew Murphy 46 and 48 Chernoski Drive.

## The Cell Tower

From: Marie Machalek (mariemach2005@yahoo.com)

To: troufos@ci.unalaska.ak.us

Cc: bering1991@yahoo.com

Date: Thursday, October 19, 2023 at 05:52 PM AKDT

Hello Thomas,

this is Marie and Karel Machalek.

We own the house at 420 Biorka Dr. and this proposed cell tower would be very close to our house.

We think Sherry and Pete Doctor have a really good reasons why this tower should not be on the proposed spot and we are totally supporting them.

Please do reconsider and build the tower in non residential area.

Thank you for your time.

Marie and Karel Machalek

907-581-4107

Sherrin Doctor  
907.359-1462

RECEIVED

10.31.2023  
OCT 31 2023  
BY: KONNE

City of Unalaska  
attn: City Council

Re: appeal to  
Planning Commission

Resolution - 2303-03

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

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**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.



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.

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Cameron Dean  
Secretary of Commission

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Travis Swangel  
Commission Chairman

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Date

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Date

DRAFT



**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           |   |
|-----------------------------|---|
| <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>                         | <ol style="list-style-type: none"> <li>1) Any number or combination of residential dwelling units</li> <li>2) Not more than four mobile homes on one lot</li> <li>3) Day-care for five or less children</li> <li>4) Home occupations</li> <li>5) Commercial greenhouses</li> <li>6) Outdoor storage of subsistence and noncommercial fishing gear, boats, nets, buoys and related equipment</li> <li>7) Public recreational areas, parks, playgrounds, hiking trails</li> </ol>   |                         |  |          |
| <b>Conditional Uses</b>                       | <ol style="list-style-type: none"> <li>1) Schools</li> <li>2) Churches</li> <li>3) Day-care for more than five children</li> <li>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</li> <li>5) Mobile home parks</li> <li>6) Professional offices, including professional offices in a residence</li> <li>7) Hospitals, clinics, homes for the aged, group homes, nursing homes, and convalescent homes</li> <li>8) Halfway houses and safe houses</li> <li>9) Marinas</li> <li>10) Bed and breakfasts, lodging houses, and boarding houses</li> <li>11) Hotels and motels, including bars, restaurants, and other tourist facilities</li> </ol> |                         |  |          |
|   | Existing  | Required                | Proposed                               | Required |
| <b>Lot Area</b>                               | +/- 10,029 ft <sup>2</sup>  | >10,000 ft <sup>2</sup> | <b>Front Setback</b><br>75.07 ft       | 20 ft    |
| <b>Lot Frontage</b>                           | 56 ft   | >60 ft                  | <b>Side Setbacks</b><br>20.03/23.03 ft | 10 ft    |
| <b>Coverage</b>                               | 1.06 %  | <50 %                   | <b>Rear Setback</b><br>26.91 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. 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 17<sup>th</sup> 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.



**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.

---

**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**



**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

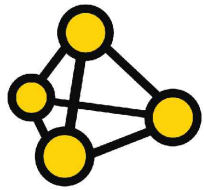
**Attachments:**

- 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.

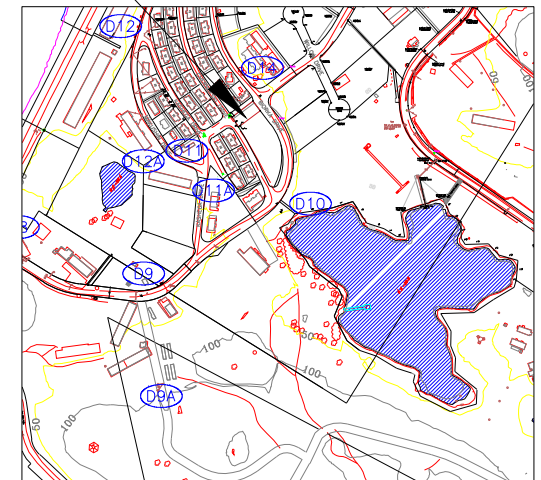




# OptimERA xG

## Standard Oil Monopole LTE Site Install - OptimERA xG

Project Location



**Address:**

Chernofski Dutch Harbor, Alaska, Amaknak Island, Aleutians West

**Legal Description:**

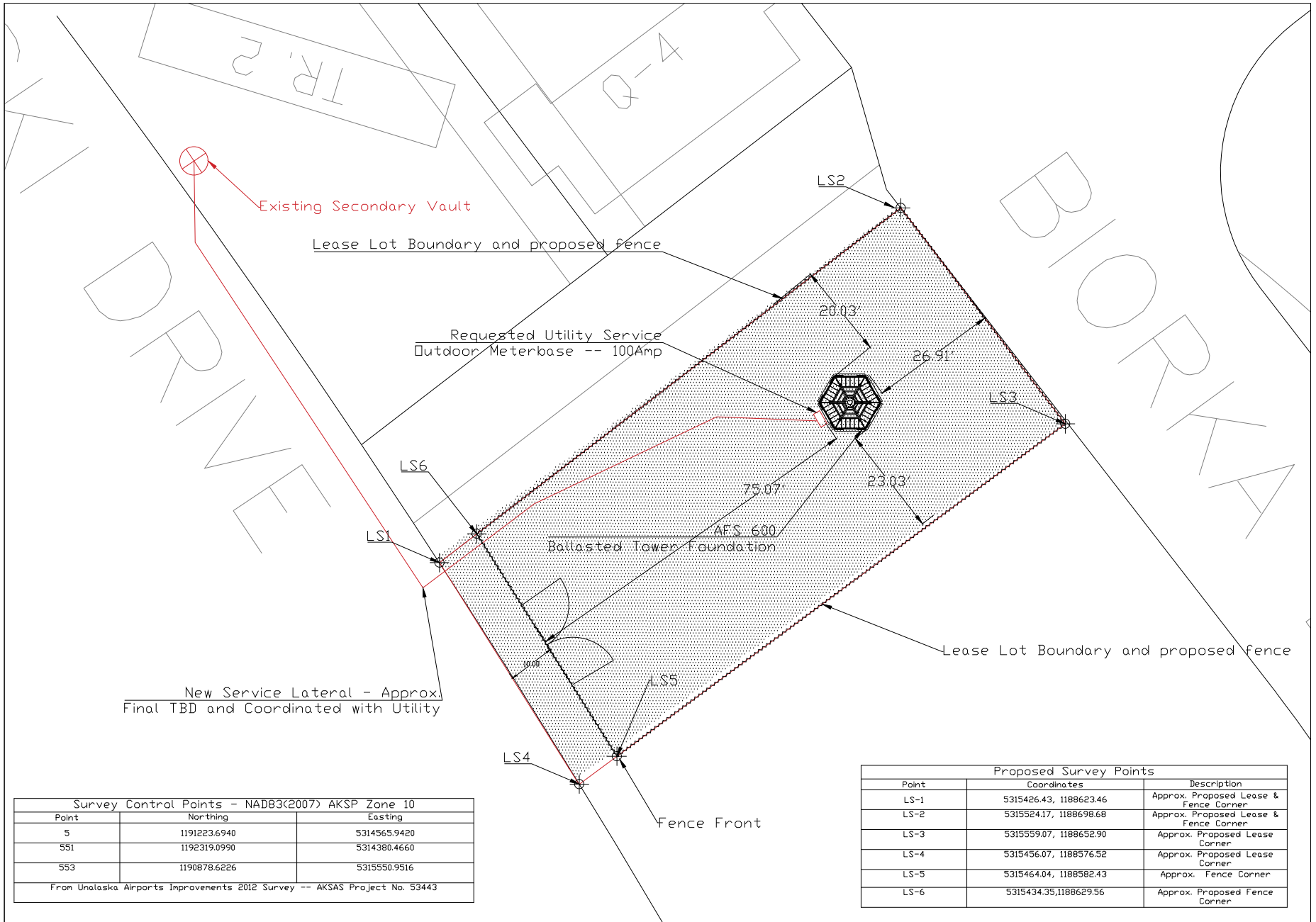
Unsubdivided, Approximately 800± SF leased lot located within a portion of Sec.34, T72S, R117W, S.M. on Amaknak Island

**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 PROPRIETARY AND COMPETITION SENSITIVE | All Rights Reserved

|   |              |  |                   |                            |                 |
|---|--------------|--|-------------------|----------------------------|-----------------|
| OPTIMERA HOLDINGS INC.<br>"OPTIMIZING TECHNOLOGY FOR A NEW ERA"<br>P.O. Box 92124<br>Dutch Harbor, Alaska 99692 |              | DUNALASHKA CORPORATION LEASED SITE -OPTIMERA<br>LTE MICRO SITE<br>STANDARD OIL HILL<br>COVER |                   |                            |                 |
| CHECKED<br>....   | DRAWN<br>MMS | DATE<br>10/15/15   | SCALE<br>AS SHOWN | DRAWING NO.<br>STD APP-COV | SHEET<br>1 of 1 |

PACKET PAGE 41



| 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         |

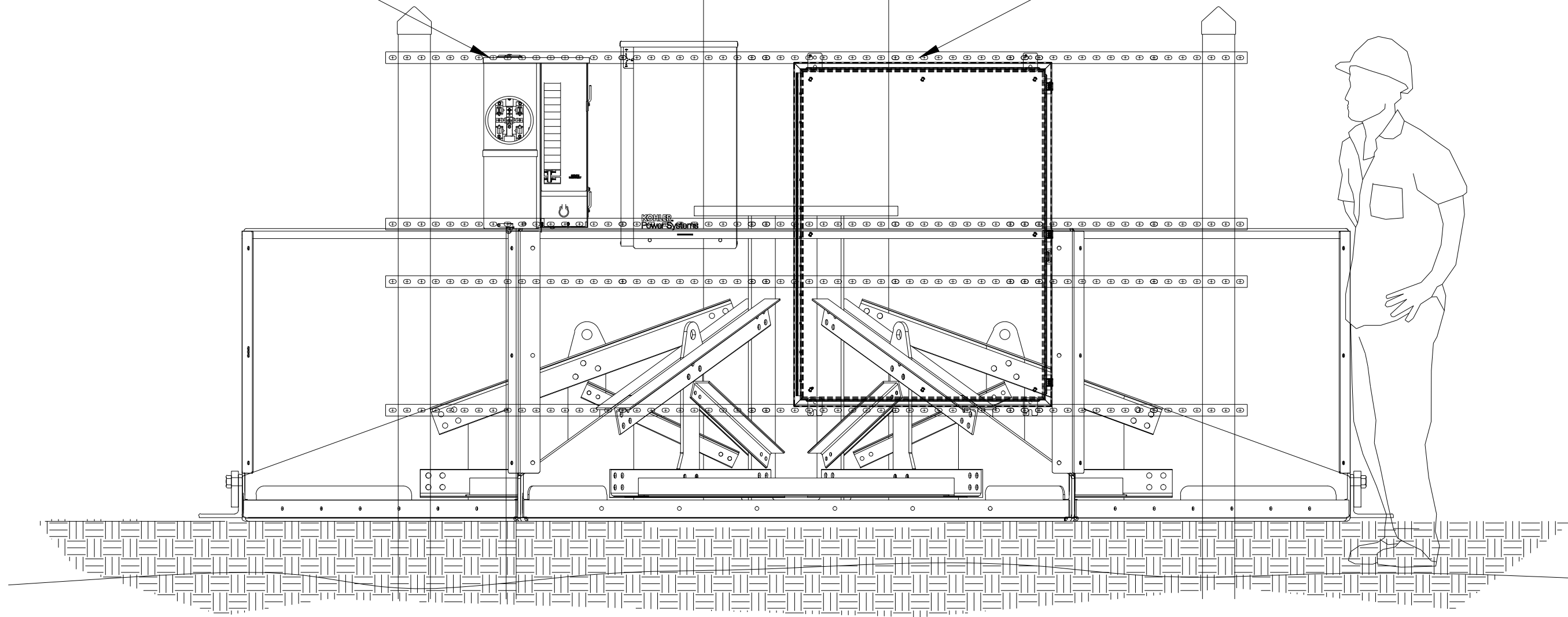
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|  |       |   |       |               |        |
|--|-------|---|-------|---------------|--------|
| <b>OPTIMERA HOLDINGS INC.</b><br><small>"Optimizing Technology for a New Era"</small><br><small>P.O. Box 923124</small><br><small>Dutch Harbor, Alaska 99602</small> |       | <b>DUNALASHKA CORPORATION LEASED SITE - OPTIMERA</b><br><b>LTE MICRO SITE</b><br><b>STANDARD OIL HILL</b><br><b>COVER</b> |       |               |        |
| CHECKED  | DRAWN | DATE  | SCALE | DRAWING NO.   | SHEET  |
| ....   | MMS   | 3/11/2023   | NTS   | STND-SITE-001 | 1 of 1 |

Meter Base  
100 AMP  $\frac{120}{240}$  1ph

MonoPole ARE

Network Equipment Enclosure



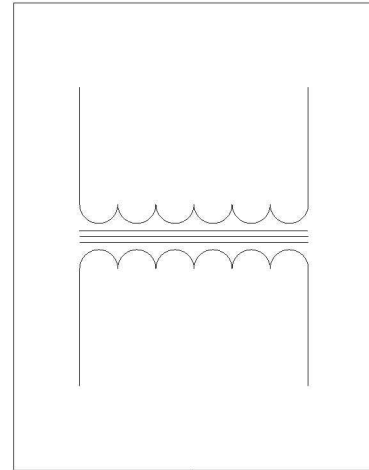
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OPTIMERA HOLDINGS INC.  
"OPTIMIZING TECHNOLOGY FOR A NEW ERA"  
P.O. Box 921134  
Dutch Harbor, Alaska 99692

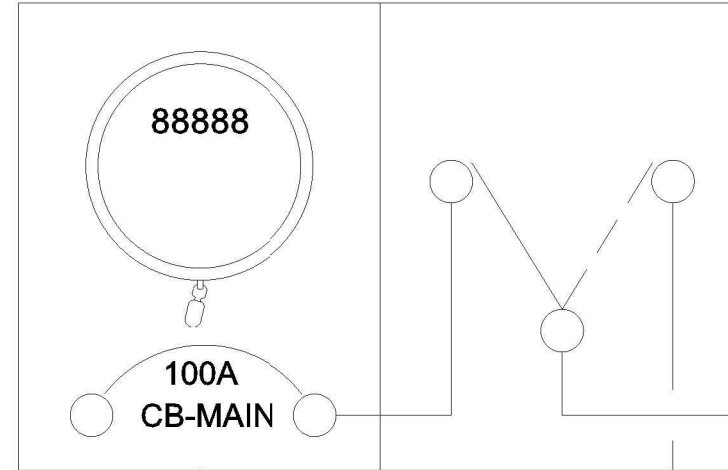
STANDARD OIL TOWER SITE  
MONOPOLE CELL SITE  
ELECTRICAL LAYOUT OVERVIEW

|                 |              |                   |              |                            |                                |
|-----------------|--------------|-------------------|--------------|----------------------------|--------------------------------|
| CHECKED<br>.... | DRAWN<br>MMS | DATE<br>3/11/2023 | SCALE<br>NTS | REVISION<br>PACKET PAGE 43 | SHEET<br>STND-EL-001<br>1 of 3 |
|-----------------|--------------|-------------------|--------------|----------------------------|--------------------------------|

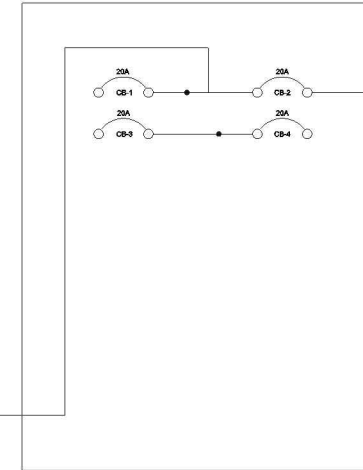
**UTILITY TRANSFORMER**



**METERBASE - XFER Switch**



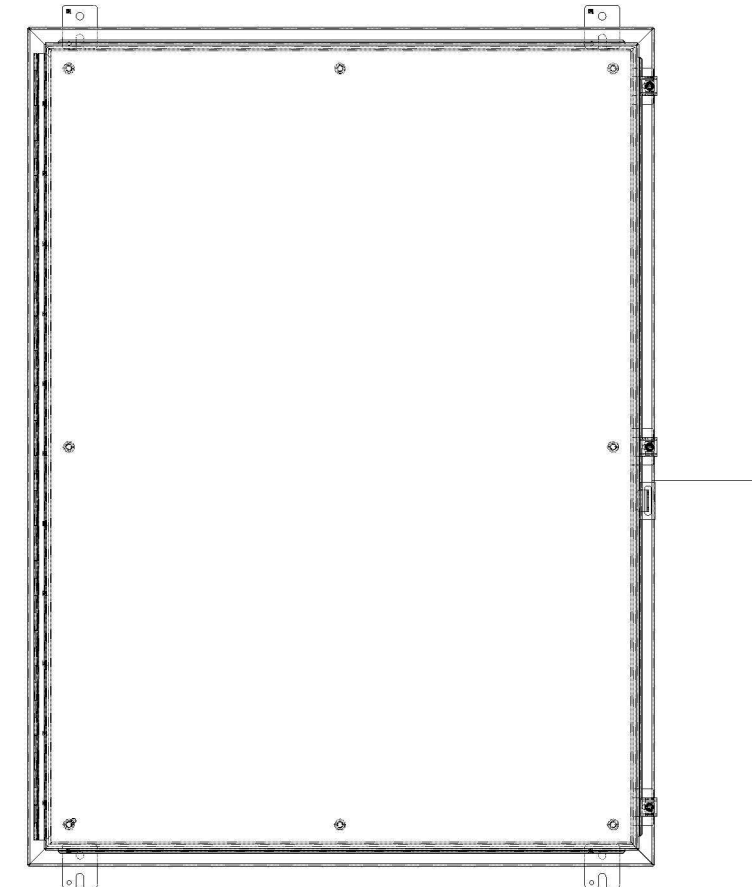
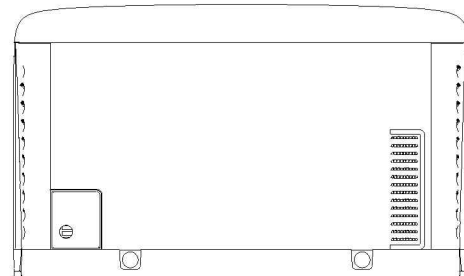
**MDP**



2" PVC sch 80

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

**KOHLER 8KW  
EMERGENCY GENERATOR**



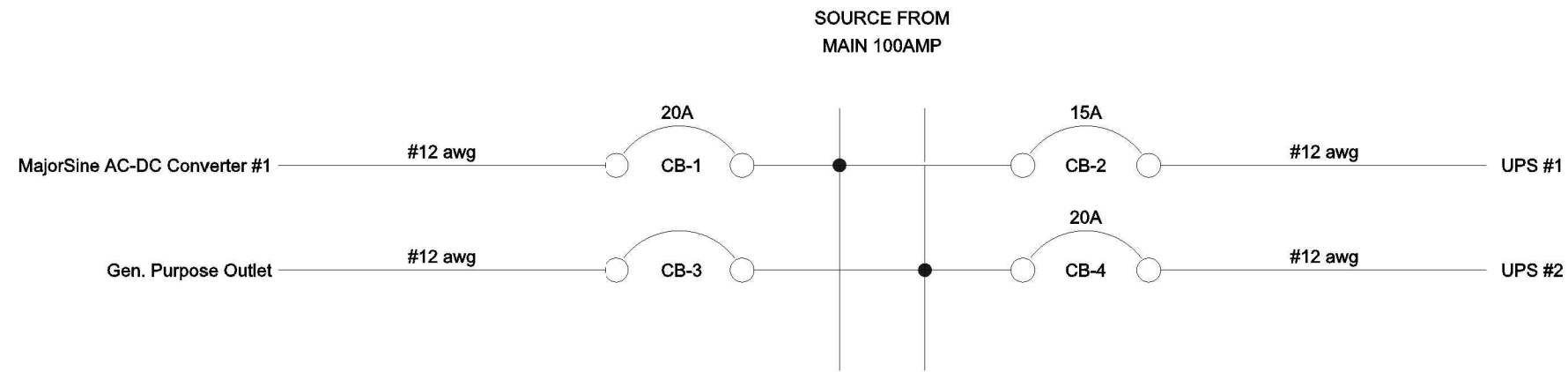
**Hoffman Enclosure Type 4x - or equiv.**

\*\*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

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|  |       |   |       |             |        |
|--|-------|---|-------|-------------|--------|
| OPTIMERA HOLDINGS INC.<br>"OPTIMIZING TECHNOLOGY FOR A NEW ERA"<br>P.O. Box 921134<br>Dutch Harbor, Alaska 99692 |       | STANDARD OIL TOWER SITE                   |       |             |        |
|  |       | MONOPOLE CELL SITE<br>ELECTRICAL ONE-LINE |       |             |        |
| CHECKED  | DRAWN | DATE                                      | SCALE | DRAWING NO. | SHEET  |
| ....   | MMS   | 3/11/2023                                 | NTS   | STND-EL-002 | 2 of 3 |

PACKET PAGE 44



\*\*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

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|--|-------|---|-------|-------------|--------|
| <b>OPTIMERA HOLDINGS INC.</b><br><small>"OPTIMIZING TECHNOLOGY FOR A NEW ERA"</small><br>P.O. Box 921134<br>Dutch Harbor, Alaska 99692 |       | <b>STANDARD OIL TOWER SITE</b>                                |       |             |        |
|  |       | <b>MONOPOLE CELL SITE<br/>ELECTRICAL PANEL CIRCUIT LAYOUT</b> |       |             |        |
| CHECKED  | DRAWN | DATE  | SCALE | DRAWING NO. | SHEET  |
| ....   | MMS   | 3/11/2023   | NTS   | STND-EL-003 | 3 of 3 |

**PACKET PAGE 45**

# PROPOSED 41'-9 3/4" MONOPOLE

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

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**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 |

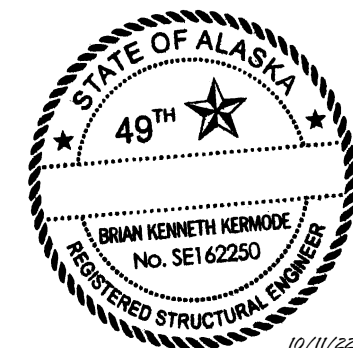
| PRESUMPTIVE SOIL DESIGN PARAMETERS |                  |
|------------------------------------|------------------|
| NET ULTIMATE BEARING (PSF)         | 4000             |
| NET ALLOWABLE BEARING (PSF)        | 2000             |
| FACTOR OF SAFETY                   | 2                |
| SOIL DENSITY (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   |

**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 |
|-----|------|-------------|
|     |      |             |

**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.

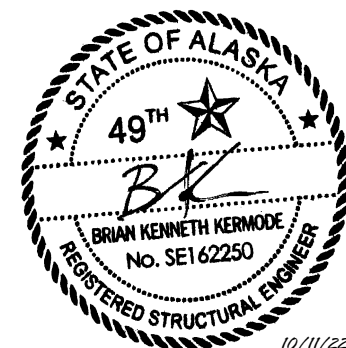
2. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SAFETY REGULATIONS. THE FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING OFFICIALS FOR ANY INSPECTIONS THAT MAY BE REQUIRED.
3. THE CONTRACTOR MUST BE EXPERIENCED IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED ON THESE 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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**RJF 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

**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-1**

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

**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**

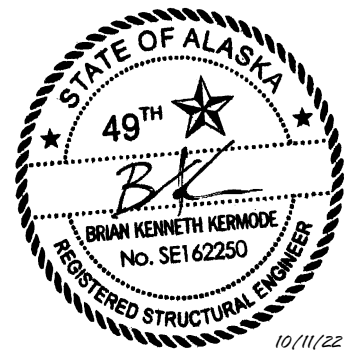
1. AFTER THE CONTRACTOR HAS SUCCESSFULLY COMPLETED THE INSTALLATION OF THE MONOPOLE REINFORCING SYSTEM AND THE WORK HAS BEEN ACCEPTED BY OWNER, OWNER WILL BE RESPONSIBLE FOR THE LONG TERM AND PERPETUAL INSPECTION AND MAINTENANCE OF THE POLE AND REINFORCING SYSTEM.
2. ANY FIELD WELDED CONNECTIONS ARE 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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**RJF PAUL J. FORD & COMPANY**  
 250 E Broad St. Ste 600 Columbus, OH 43215  
 Phone 614.221.6679 www.pauljford.com

**ARE TELECOM INCORPORATED**  
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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

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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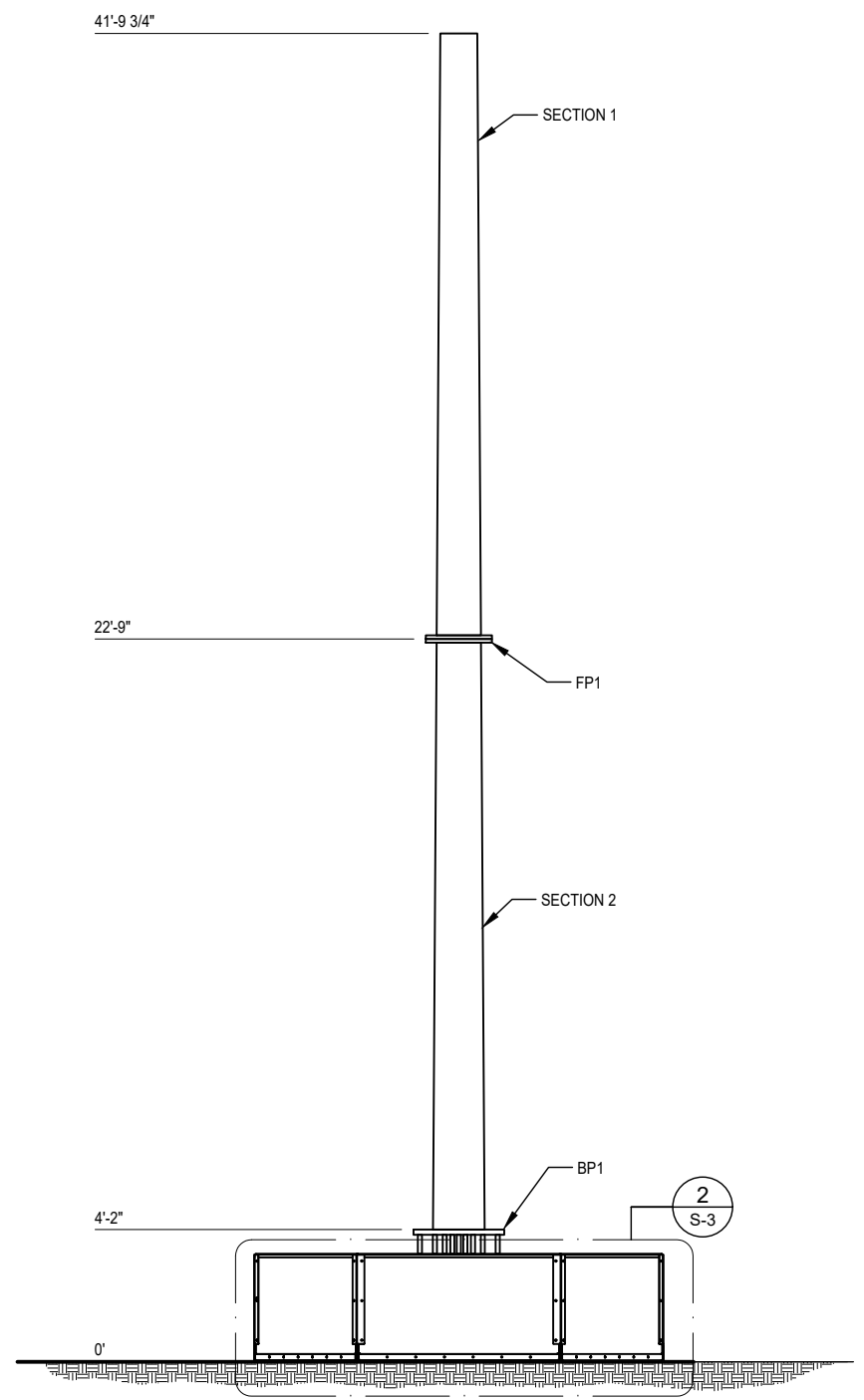


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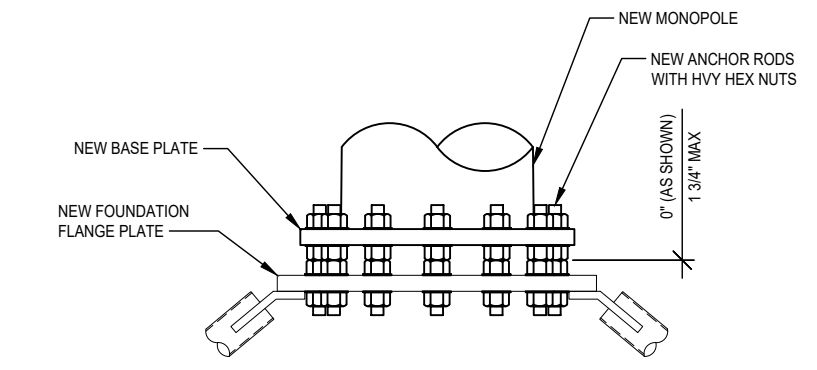
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**ARE TELECOM INCORPORATED**  
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 PH: (240) 584-9714

| 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   |

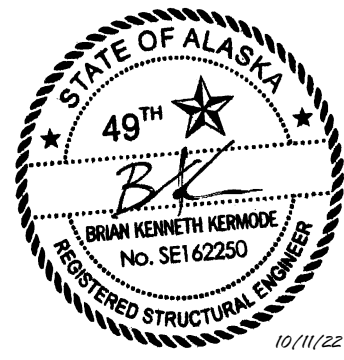
| ANTENNA LIST |             |   |          |                |
|--------------|-------------|---|----------|----------------|
| ELEVATION    | ANTENNA QTY | ANTENNA MAKE/MODEL                      | COAX QTY | COAX DIAM/TYPE |
| 33'-0"       | 3           | CCI HPA45R-KE5A                         | -        | -              |
|              | 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                        |          |                |



**POLE ELEVATION** (1/S-1)



**POLE TO FOUNDATION CONNECTION** (2/S-1)



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

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

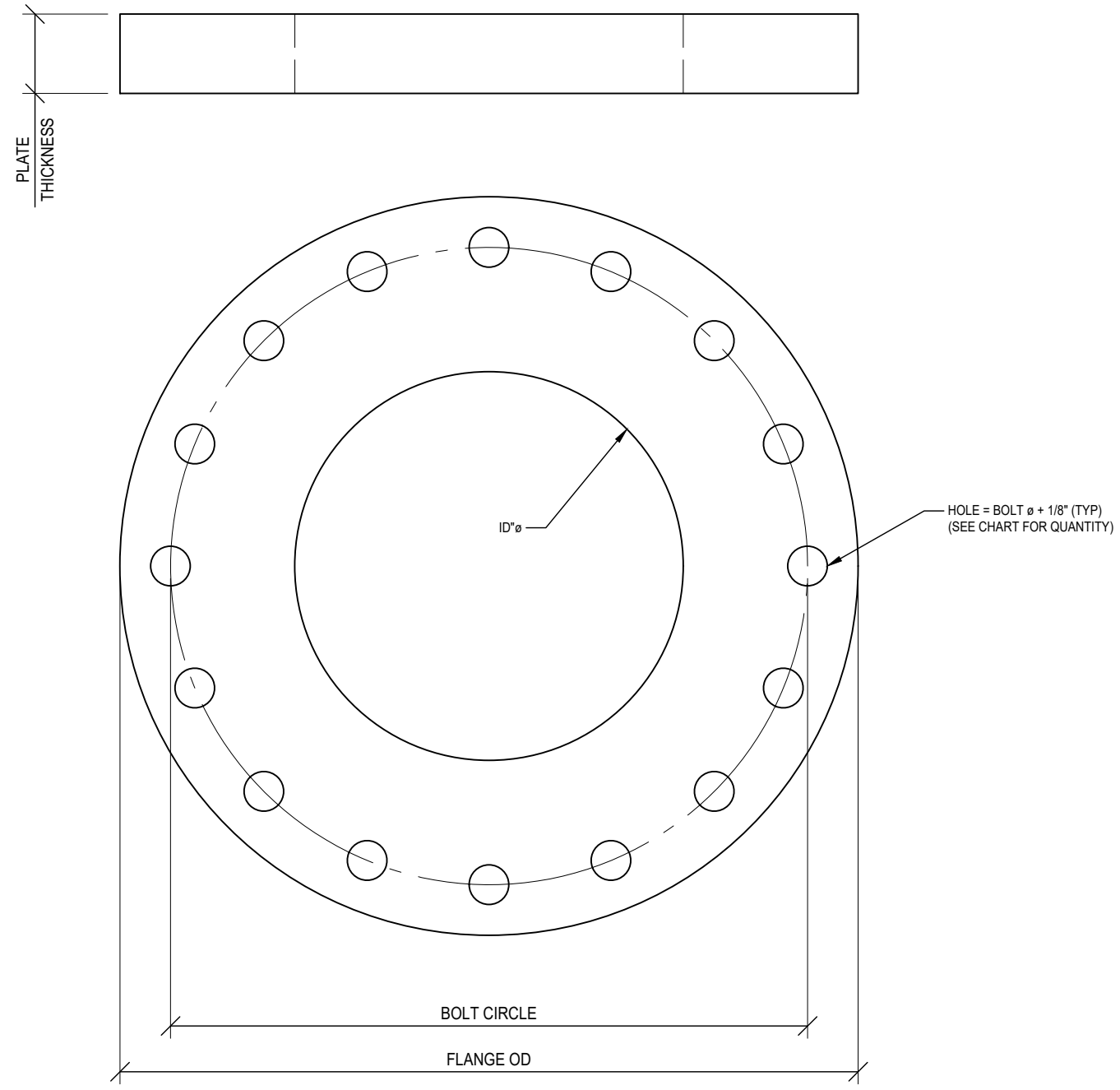
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| PROJECT No:  | 21222-0016.003.7205 |
| DRAWN BY:    | RMK                 |
| DESIGNED BY: | KMJ                 |
| CHECKED BY:  |                     |
| DATE:        | 10/7/2022           |

MONOPOLE PROFILE

**S-1**

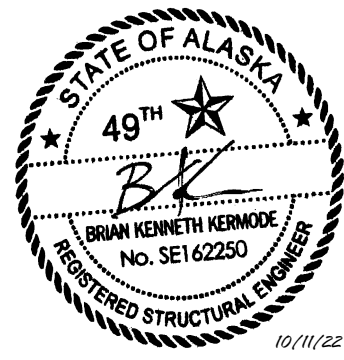
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**FLANGE DETAIL**

| BASE PLATE AND/OR FLANGE PLATE |           |     |         |         |                |           |               |                  |
|--------------------------------|-----------|-----|---------|---------|----------------|-----------|---------------|------------------|
| PART #                         | ELEVATION | QTY | PLATE   |         |                | BOLT DATA |               |                  |
|                                |           |     | 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           |



**SITE: UNALASKA, AK**  
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PROJECT No: 21222-0016.003.7205  
 DRAWN BY: RMK  
 DESIGNED BY: KMJ  
 CHECKED BY:  
 DATE: 10/7/2022

FLANGE  
 DETAILS

**S-2**

| REV | DATE | DESCRIPTION |
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|     |      |             |

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**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

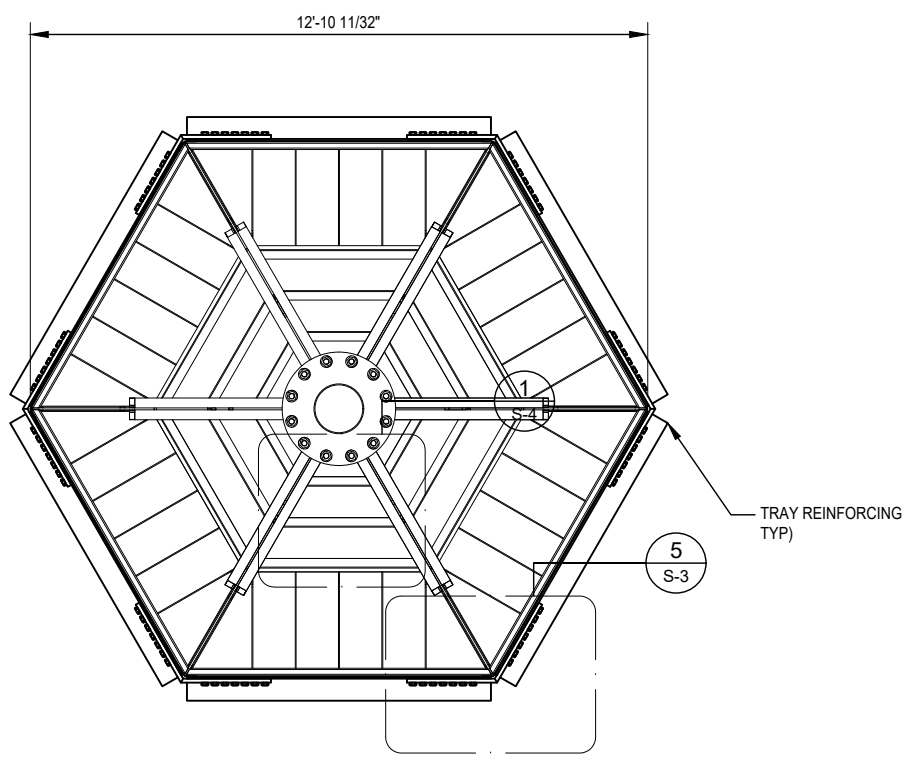
**SITE: UNALASKA, AK**  
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 PROPOSED 41'-9 3/4" MONOPOLE

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

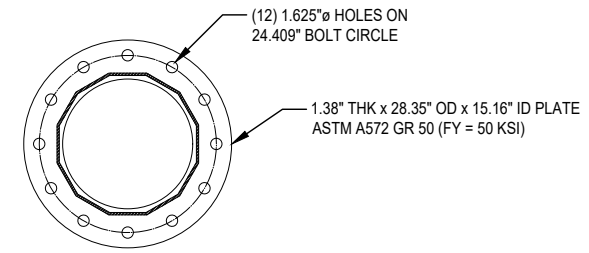
AFS400  
 FOUNDATION  
 DETAILS

S-3

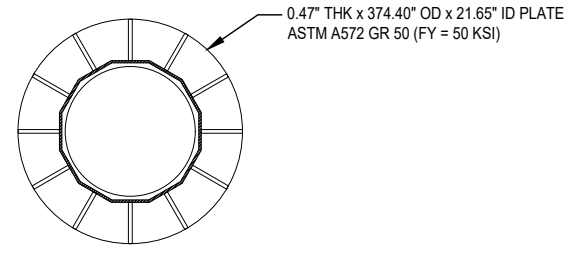
| MEMBER SCHEDULE   |  |                          |        |
|---|--|--------------------------|--------|
| MEMBER  | DESCRIPTION                                      | MATERIAL SPECIFICATION * | LENGTH |
| A   | 0.16" THK x 5.56" BENT PLATE                     | Q345B                    | 32.28" |
| 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 |  |                          |        |



PLAN VIEW **1**  
S-3

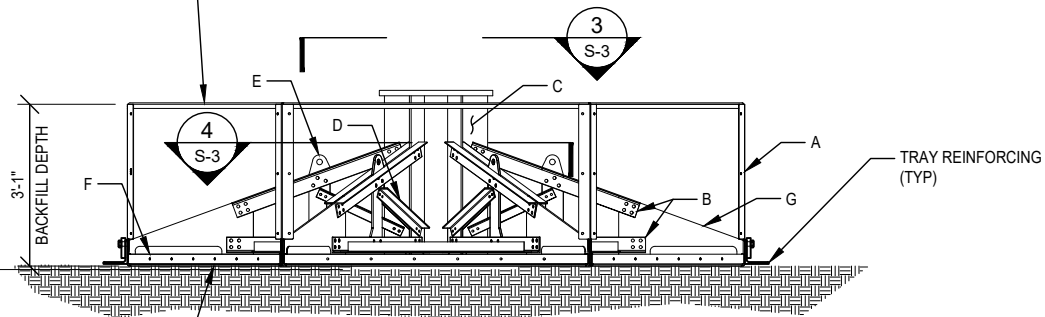


SECTION **3**  
S-3



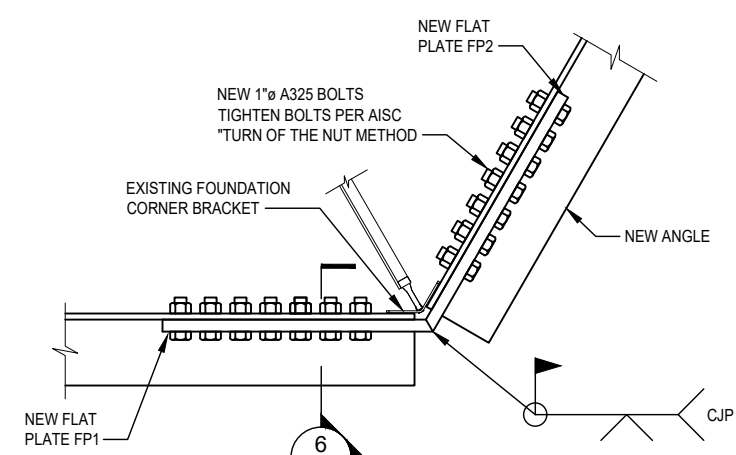
SECTION **4**  
S-3

BACKFILL FOUNDATION WITH GRANULAR SOILS HAVING A UNIT WEIGHT OF 110 PCF. ESTIMATED TOTAL WEIGHT OF BALLAST REQUIRED = 37 KIPS. BACKFILL SHALL BE LEVEL AND SPREAD UNIFORMLY WITHIN INTERIOR OF FOUNDATION

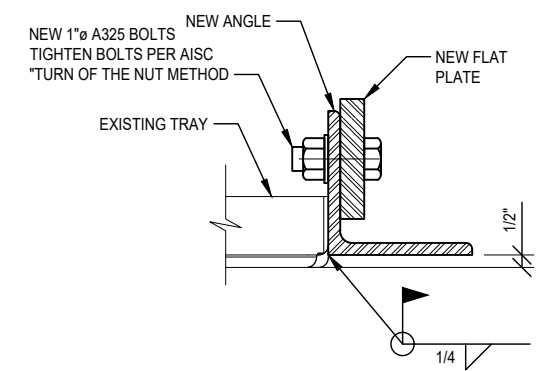


SECTION **2**  
S-3

FOUNDATION SHALL BEAR ON COMPACTED SUBGRADE AND/OR INSITU SOIL. SEE GEOTECHNICAL AND SOIL NOTES, NOTE 1 ON SHEET N-1



SECTION **5**  
S-3



SECTION **6**  
S-3



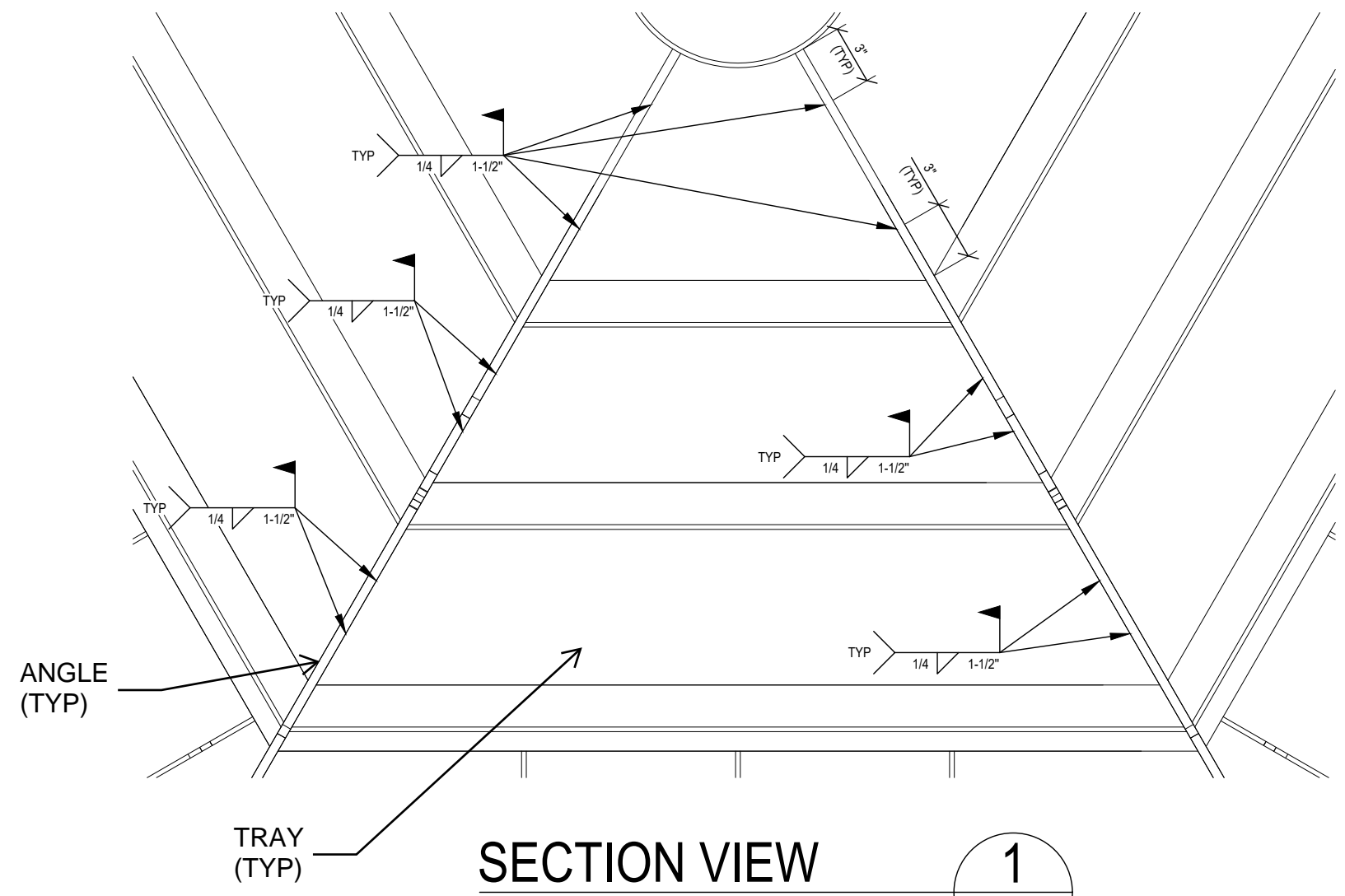
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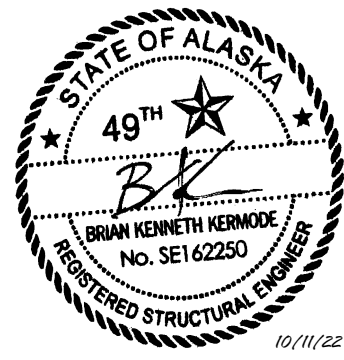
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|--------------|---------------------|
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| DRAWN BY:    | RMK                 |
| DESIGNED BY: | KMJ                 |
| CHECKED BY:  |                     |
| DATE:        | 10/7/2022           |



AFS400  
 FOUNDATION  
 DETAILS

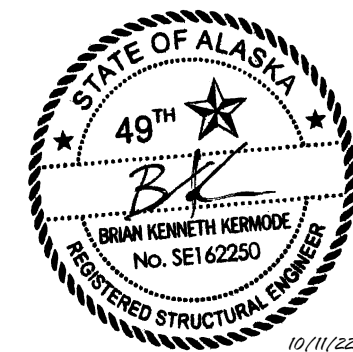
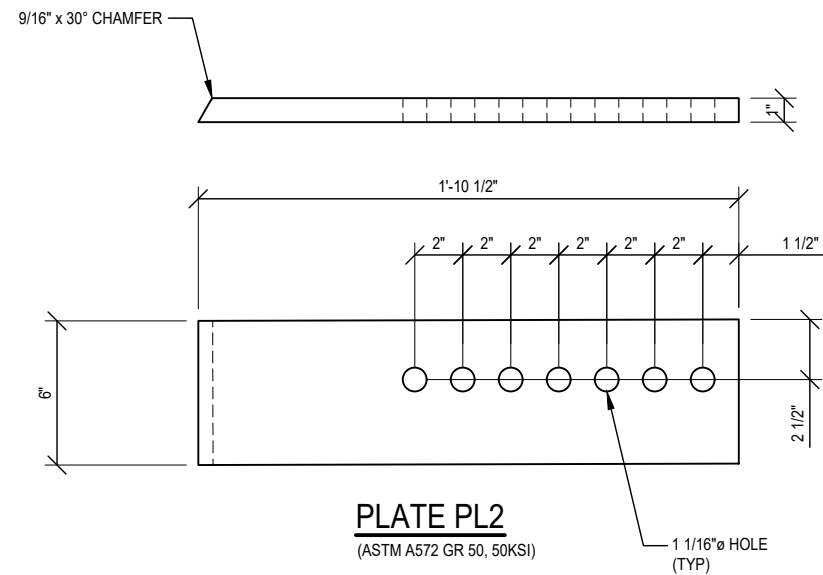
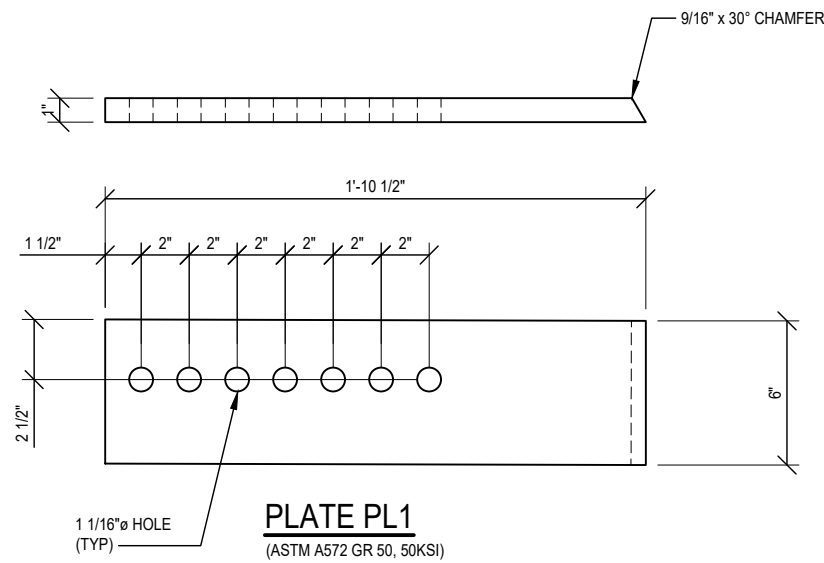
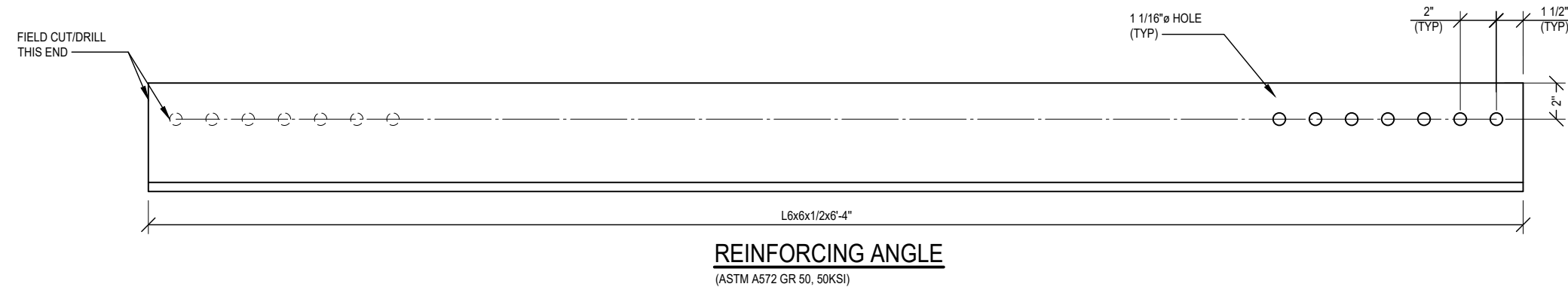
**S-4**

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

AFS400 FOUNDATION  
 REINFORCING  
 DETAILS

**S-5**  
 PACKET PAGE 53

| REV | DATE | DESCRIPTION |
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|     |      |             |

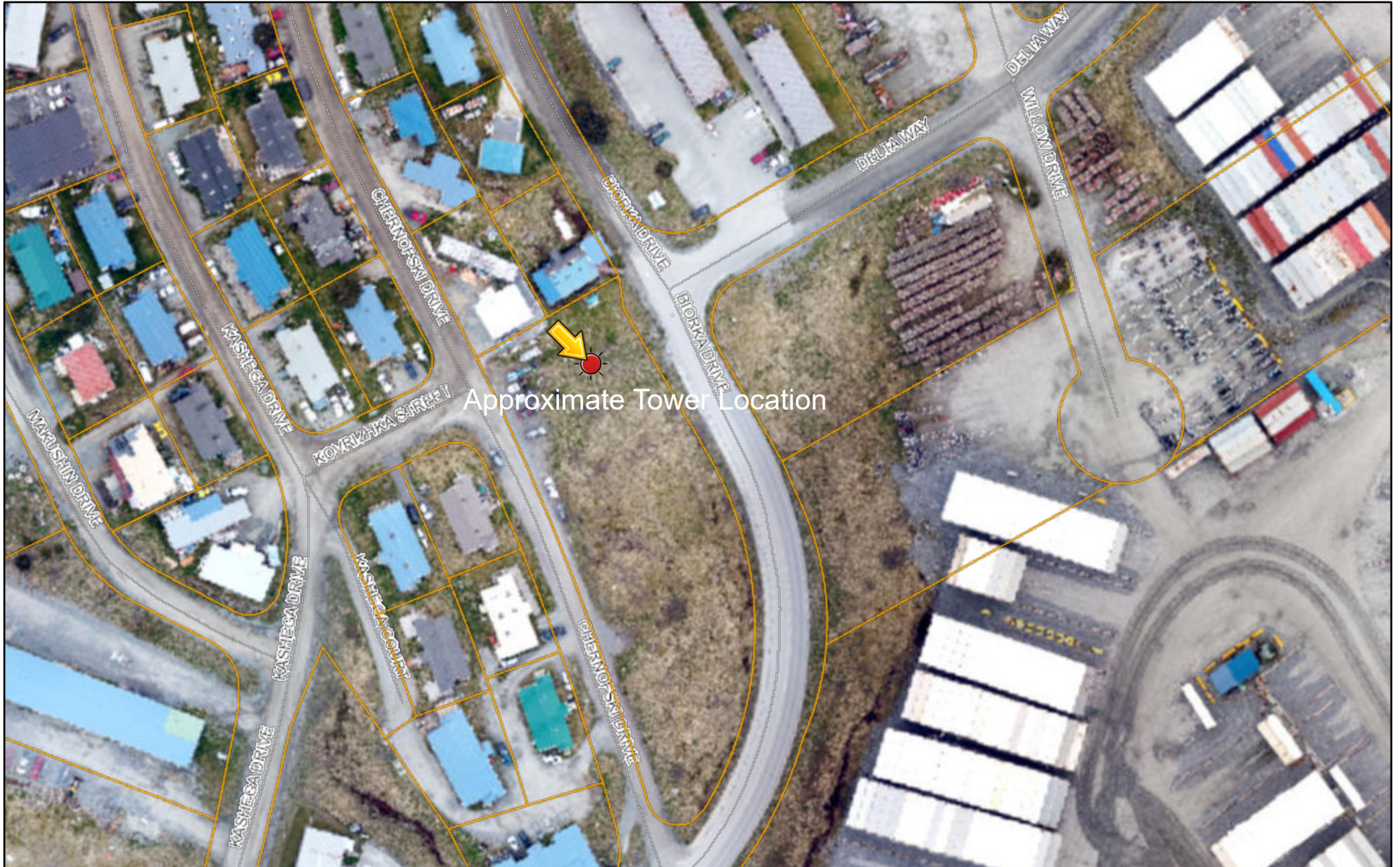
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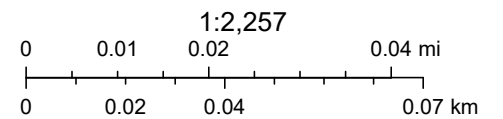
|   |           |   |      |
|---|-----------|---|------|
| OPTIMERA HOLDINGS INC.<br>Optimeria P.O. Box 21114<br>Dulles Harbor, Alaska 99602 |           | DUNALASHKA CORPORATION LEASED SITE - OPTIMERA<br>LTE MIBRO SITE<br>STANDARD OIL HILL<br>COVER |      |
| CHECKED   | DATE      | DRAWN   | DATE |
| ....  | 3/27/2023 | MMS   | NTS  |
| DRAWING NO.   |           | SHEET   |      |
| STUD-SITE-002   |           | 1 of 2  |      |

# Approximately 75 Chernofski Drive, Resolution 2023-07



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

-  Parcels
-  Streets



## **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](http://www.fcc.gov/consumers).

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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](https://www.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](https://www.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](https://www.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](https://www.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](https://www.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](https://www.fda.gov/radiation-emitting-products/cell-phones/potential-cell-phone-interference-pacemakers-and-other-medical-devices).

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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](mailto: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](mailto: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

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
  - Ian Bagley  
Rainier Marquez
  - Absent:
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 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

## 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 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 19<sup>TH</sup> DAY OF OCTOBER, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

\_\_\_\_\_  
Travis Swangel  
Commission Chair

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Cameron Dean, Planning Director  
Secretary of the Commission



10. Work session: None.

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 6:56 p.m.

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Cameron Dean  
Secretary of Commission

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Travis Swangel  
Commission Chairman

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Date

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Date

DRAFT

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

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Travis Swangel  
Commission Chair



Cameron Dean, Planning Director  
Secretary of the Commission