

**CITY OF UNALASKA, ALASKA  
PLANNING COMMISSION & PLATTING BOARD  
REGULAR MEETING  
THURSDAY, SEPTEMBER 18, 2025, 6:00PM**

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Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MzgZyZBIMTctZml4ZC00ZjY5LWI5YWEtNWJkYWJiYmNiMGNI%40thread.v2/0?context=%7b%22Tid%22%3a%22dc5c2b99-13bf-4dd3-ae7-39daf98e9d6f%22%2c%22Oid%22%3a%22a0125216-7483-4f17-afba-9c0c29b38d75%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzgZyZBIMTctZml4ZC00ZjY5LWI5YWEtNWJkYWJiYmNiMGNI%40thread.v2/0?context=%7b%22Tid%22%3a%22dc5c2b99-13bf-4dd3-ae7-39daf98e9d6f%22%2c%22Oid%22%3a%22a0125216-7483-4f17-afba-9c0c29b38d75%22%7d)

Meeting ID: 281 125 760 838 9

Passcode: FR2TA7R2

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Dial in by phone

[+1 332-249-0602](tel:+13322490602), [162170869](tel:+162170869) United States, New York City

Phone conference ID: 162 170 869#

CALL TO ORDER

ROLL CALL

REVISIONS TO THE AGENDA

APPEARANCE REQUESTS

ANNOUNCEMENTS

MINUTES: Draft minutes from the meeting March 20, 2025

PUBLIC HEARING

*No Items*

OLD BUSINESS

*No Items*

NEW BUSINESS

1. Resolution 2025-02: Approving the Preliminary Plat of South America Subdivision Number 3

WORKSESSION

1. Comprehensive Plan Update

ADJOURNMENT

# Principles of the Unalaska Planning Commission

1. The Position: In any community, the position of Planning Commissioner is a highly respected and honored one.
2. The Job: The job of Planning Commissioner is to serve the public, as representatives of the City Council and to the best of their ability, in ensuring sound planning and growth management in Unalaska. All decisions of the Planning Commission should be based on sound planning principles and practices, and not on the personal opinion of individual Planning Commissioners. Once the Planning Commission makes a recommendation to the City Council, the job of the Planning Commissioners and Planning Commission is over, in terms of that particular action.
3. Integrity: Planning Commissioners are appointed by City Council. The actions, behavior, and comportment of each Planning Commissioner reflect not only on that Planning Commissioner's integrity – but also on the integrity of the City Council and of the entire City government.
4. Collaboration: An individual Planning Commissioner is not a “lone wolf,” but is part of a collective body. As such, each Planning Commissioner is expected to act in a collaborative manner with his and her fellow Planning Commissioners.
5. Respect Each Other: While it is understandable to sometimes disagree with your fellow Planning Commissioners on issues brought before the body, and appropriate to publically vocalize that disagreement during Planning Commission meetings, a Planning Commissioner should always respect the opinion of their fellow Commissioners and treat each other with respect.
6. Majority Rules: It is important to remember that, at the end of the day, the majority rules. So, after each action is brought before the body, discussed, and voted upon, Planning Commissioners must accept and respect the rule of the majority – even if the ruling was counter to an individual Commissioner's position.
7. Respect Staff: A Planning Commissioner should respect the opinion of City Planning Staff, whether the Planning Commissioner agrees with staff or not. Planning Staff Members are professionals who are employed to serve not only the Planning Commission and general public, but the City Council.
8. The Las Vegas Rule: What comes before the Planning Commission must stay before the Planning Commission. This means there can be no outside negotiating with petitioners or with the public regarding applications brought before the Commission. And, all discussions – pro or con – concerning a petition before the Planning Commission, must take place solely within Planning Commission meetings.
9. Respect Applicants and Public: Each Planning Commissioner must always show professionalism and respect for applicants and the general public – regardless of the position held by that Planning Commissioner or by the Planning Commission.
10. Upholding the Principles: Any member of the Planning Commission who finds that he or she cannot uphold and abide by the above principles should resign from the Commission.

## **PROCEDURES FOR THE CHAIR**

### Approval of Minutes

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

OR

If there are objects to the minutes, then...

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

### Public Hearings

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

### Resolutions under new business or old business

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

City of Unalaska  
UNALASKA PLANNING COMMISSION

**Regular Meeting**  
**Thursday, March 20,**  
**2025**  
**6:00 p.m.**

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

**Unalaska City Hall**  
**Council Chambers**  
**43 Raven Way**

**Commission Members**  
Ian Bagley  
Caroline Williams

Virginia Hatfield, Chairman

**Commission Members**  
Rainier Marquez  
Helen Brown

MINUTES

1. Call to order. Vice Chairman Bagley called the Regular Meeting of the Unalaska Planning Commission to order at 6:24 pm on March 20, 2025 in the Unalaska City Hall Council Chambers.
2. Roll Call:

<u>Present:</u>	<u>Absent:</u>
Caroline Williams (remote)	Rainier Marquez
Ian Bagley	Virginia Hatfield
Helen Brown	
3. Revisions to Agenda: None
4. Election: Bagley made a motion for Virginia Hatfield to be Chair and it was seconded by Marquez. Hatfield nominated Bagley as Vice Chair and seconded by Brown. Roll call votes 5-0. Hatfield is the new Chair and Bagley is the Vice Chair.
5. Appearance requests: None
6. Announcements: Staff had a good visit with Daniel Opoku, the Associate Planner candidate.
7. Minutes: Draft minutes for January 23, 2025, Marquez moved to adopt the minutes and was seconded by Brown. Minutes were approved with no objections.
8. Public Hearing: None
9. Old Business: None
10. New Business: None
11. Work session:
  - 1) Draft FY26-35 Capital and Major Maintenance Plan. Commissioners discussed the Draft FY26-35 CMMP.
12. Adjournment: Brown moved to adjourn the meeting and seconded by Marquez. Adjourned without objections at 6:44 p.m.

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Cameron Dean  
Secretary of Commission

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Virginia Hatfield  
Commission Chairman

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Date

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Date



**City of Unalaska, Alaska  
Planning Commission/Platting Board  
Resolution 2025-02**

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR SOUTH AMERICA  
SUBDIVISION NUMBER 3, A REPLAT OF SOUTH AMERICA SUBDIVISION NUMBER 2,  
PLAT 2010-10, 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 C-1, South America Subdivision Number 2, Plat 2010-10, Aleutian Islands Recording District (04-08-240); and

**WHEREAS**, the City of Unalaska is the owner of Tract F, South America Subdivision Number 2, Plat 2010-10, Aleutian Islands Recording District (05-02-250); and

**WHEREAS**, the Ounalashka Corporation has submitted a replat of Tracts C-1, F and the right of way bordering tract C to the north; and

**WHEREAS**, the City of Unalaska Department of Planning staff has reviewed the proposed plat; and

**WHEREAS**, the City of Unalaska Planning Commission held a public hearing on September 18, 2025 to consider this platting action and to hear testimony of the public; and

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

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

1. Certificate to plat is required.
2. The Unalaska City Council must approve vacation of the right of way.
3. For the final plat, a closure report shall be submitted.
4. Electronic versions of the final plat shall be provided to the Department of Planning at the time of mylar plat submittal, allowing for incorporation into the City's CAD and GIS programs.

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

**PASSED AND APPROVED THIS 18<sup>TH</sup> DAY OF SEPTEMBER, 2025, BY THE PLATTING BOARD  
OF THE CITY OF UNALASKA, ALASKA.**

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Virginia Hatfield  
Commission Chair

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Cameron Dean,  
Secretary of the Commission

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

**RESOLUTION 2025-02: A RESOLUTION APPROVING A PRELIMINARY PLAT FOR SOUTH AMERICA SUBDIVISION NUMBER 3, A REPLAT OF SOUTH AMERICA SUBDIVISION NUMBER 2, PLAT 2010-10, AIRD**

Basic Information	
<b>Application Type</b>	Preliminary Plat
<b>Land Owner(s)</b>	Ounalashka Corporation and City of Unalaska
<b>Applicant</b>	Unalaska Corporation
<b>Exhibits</b>	Draft Resolution 2025-02, Location Map
<b>Staff Recommendation</b>	Approval of Resolution 2025-02

Legal Information	
<b>Tax Parcel ID</b>	04-08-240, 04-08-245
<b>Address</b>	NA
<b>Legal Description</b>	A proposed replat of South America Subdivision Number 2, Plat 2010-10, AIRD

Area Description	
<b>North</b>	Bunker Hill
<b>South</b>	Carl E. Moses Boat Harbor
<b>East</b>	Henry Swanson Drive
<b>West</b>	Undeveloped Marine Dependent Industrial

Current Site Description and Zoning Standards	
<b>Zone</b>	Marine Dependent Industrial (MDI) (UCO §8.12.090)
<b>Existing Use</b>	Industrial, Open Space
<b>Permitted Uses</b>	<p>(B) Uses permitted. In the Marine-Dependent/Industrial District, no building or structure or land shall be used, and no building or structure shall be erected which is arranged, intended, or designated to be used for other than one or more of the following uses:</p> <ol style="list-style-type: none"> <li>(1) Harbor, marine, and ship supplies and services;</li> <li>(2) Marine transport services, including ferry terminals, public boat landings/boat launches, container storage and staging yards, excursion services, and boat rentals;</li> <li>(3) Wharves, docks, ramps, and piers;</li> <li>(4) Public uses including pedestrian parks, trails, and other similar pedestrian spaces which provide public access to the waterfront;</li> <li>(5) Boat and shipbuilding as well as the sale, maintenance, and repair of marine vessels;</li> <li>(6) Facilities for processing, packaging, warehousing, distributing, and shipping products harvested from the ocean;</li> <li>(7) Permanent accessory employee housing, bunkhouses, employee apartments, and associated employee feeding, laundry and recreational facilities;</li> <li>(8) Crew camps, provided that the use is tied to specific and identified project or projects and are removed following the completion of project or projects, but no more than five years following the issuance of a building permit for the crew camp;</li> <li>(9) Support facilities for offshore industries;</li> <li>(10) Facilities for marine pollution control, petrochemical cleanup, and servicing of marine sanitation devices; and</li> <li>(11) Adult-oriented business;</li> <li>(12) Marijuana businesses;</li> <li>(13) Other similar uses not listed above which meet the “Purpose and Intent” provisions of this section of the ordinance and would be no more objectionable than those uses listed above. The</li> </ol>

	Director of Planning shall make a “Planning Determination” in this matter subject to appeal to the Planning Commission (See § 8.12.220(A)(2)).				
<b>Conditional Uses</b>	(D) Conditional uses and structures. In the Marine-Dependent/Industrial District, the following use and its accessory uses may be permitted, subject to securing a Conditional Use approval in each case as provided for in this chapter (See § 8.12.200): (1) Resource extraction; and (2) All other uses not listed above may be permitted as conditional uses subject to the review and approval of the Planning Commission per the provisions of § 8.12.200 contained herein.				
	<b>Existing</b>	<b>Required</b>		<b>Existing</b>	<b>Required</b>
<b>Lot Area</b>	13,591 ft <sup>2</sup>	>10,000 ft <sup>2</sup>	<b>Front Setback</b>	NA	10 ft
<b>Lot Frontage</b>	1,360 ft	>70 ft	<b>Side Setbacks</b>	NA	10 ft
<b>Coverage</b>	0 %	<80 %	<b>Rear Setback</b>	NA	10 ft
<b>Building Height</b>	NA	<50 ft			
<b>Corner Lot?</b>	No		<b>Nonconformance?</b>	None	

### **ADDITIONAL CODE REQUIREMENTS**

1. Vacation of the right of way will require approval by City Council.

### **PLAN GUIDANCE**

1. The Unalaska Comprehensive Plan 2020 – Identified improved use of the uplands at the Carl E. Moses Boat Harbor as a goal. Expanding the City’s upland area would make new uses, like boat trailer storage, possible.

### **BACKGROUND**

1. The Ounalashka Corporation leased part of Tract C-1 to the City for the construction of the Fishermen’s Memorial. Easements provide access and electric service to the memorial.

### **DETAILED FINDINGS**

1. The current property boundary limits the City’s ability to develop the uplands. The proposed replat expands the area available to the City, which it can make available as leasable storage space or future improvements to the Carl E. Moses Boat Harbor.
2. Most of the right of way to be vacated is currently unmaintained and unused. The portion that is used overlaps a 17(b) easement maintained by the City and a separate easement providing access to the Fishermen’s Memorial, so access may continue to the west side of Little South America.

### **CONDITIONS**

1. Certificate to plat is required.
2. The Unalaska City Council must approve vacation of the right of way.
3. For the final plat, a closure report shall be submitted.
4. Electronic versions of the final plat shall be provided to the Department of Planning at the time of mylar plat submittal, allowing for incorporation into the City’s CAD and GIS programs.

### **RECOMMENDATION**

Staff recommends the Planning Commission approve the resolution.



LEGEND

- ▲ CITY OF UNALASKA CONTROL POINT
- 5/8" BY 30" REBAR WITH NO CAP RECOVERED
- ALUMINUM CAP RECOVERED
- 5/8" REBAR WITH YELLOW PLASTIC CAP [LS-7624] RECOVERED
- SET 5/8"X 30" REBAR WITH 1 1/2" STAINLESS STEEL CAP LS-107707

VACATED THIS PLAT

SLOPE EASEMENT

( ) RECORD DATA AIRD 2010-10

SURVEYED BOUNDARY

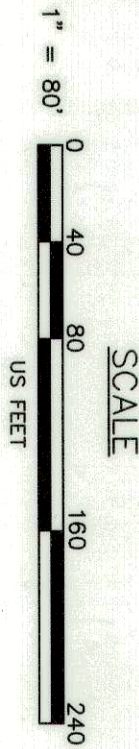
ADJACENT PROPERTY

RECORD PROPERTY

SURVEY CONTROL TIES

FORMER LOT LINE VACATED THIS PLAT

BUILDING SETBACK



GOVERNMENT LOT 7

GOVERNMENT LOT 3

GOVERNMENT LOT 4

BASIS OF BEARING N59°08'30"E 908.35' (N59°08'30"E 908.35')

TRACT B-1  
VACATED THIS PLAT  
1.00 ACRES

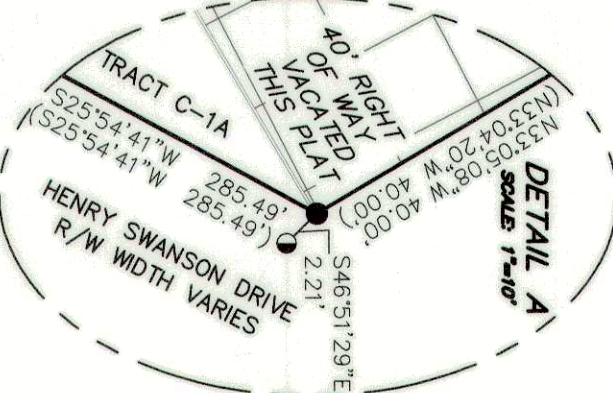
TRACT C-1A  
5.74 ACRES  
FORMER TRACT C-1

TRACT F-1  
1.78 ACRES  
A PORTION OF VACATED TRACT "F" TO  
REMAIN AS SLOPE/DRAINAGE EASEMENT PER  
RIGHT OF WAY ACQUISITION  
PLAT 2010-10  
2071.29 SQ.FT.

HENRY SWANSON DRIVE R/W WIDTH VARIES

ATS 1396  
TRACT B  
(PLAT NO. 92-17)

ATS 1673  
(PLAT NO. 2010-4)



CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	192.21'	753.97'	143°36'22"	S82°50'14"W 191.69'
C2	80.11'	102.41'	44°49'03"	N67°43'54"E 78.08'
C3	82.72'	408.86'	11°35'30"	S51°07'07"W 82.58'
C11	105.92'	333.03'	18°13'22"	S7°23'02"W 105.47'
C12	81.14'	226.86'	20°29'34"	N6°14'57"E 80.71'
C13	120.00'	86.45'	79°31'53"	S35°46'06"W 110.60'
C19	213.95'	525.00'	23°20'58"	S53°12'13"W 212.47'
C20	213.95'	525.00'	23°20'58"	S53°12'13"W 212.47'
C21	204.03'	300.00'	35°58'01"	N45°23'41"E 200.12'

BASIS OF COORDINATES

101  
FND 2 1/2 BRASS CAP DOT BM 2  
CITY OF UNALASKA  
CORNERS PLAT SYSTEM  
E 5317029.047  
N 829465.97  
NAD83(1983)  
LAT: N053° 52' 22.1079"  
LON: W166° 32' 13.8626"  
CONVERGENCE: 007° 32' 28.068"  
CSF: 1.00000992  
ELEV: 59.04'

NOTES

- ALL RECORD SUBDIVISION SHOWN IS FROM THE PLAT OF SOUTH AMERICA SUBDIVISION NO. 2 (PLAT 2010-10)
- BASIS OF ELEVATION FOR THIS SURVEY IS POINT 101, MEAN LOWER LOW WATER (MLLW = 0.0') BASED ON NOAA NOS TIDAL STATION ID: 9462620, UNALASKA, DUTCH HARBOR, ALASKA, PUBLISHED 06/27/2019. THE ELEVATION OF POINT 101 WAS DERIVED BY NETWORK ADJUSTED GNSS STATIC OBSERVATION, HOLDING PUBLISHED VALUES FOR NOAA TIDAL BENCHMARKS 946 2020 TIDAL 19 AND 946 2020 R.
- THE FIELD SURVEY WAS PERFORMED OCTOBER 8-10, 2022, BY PND ENGINEERS.
- ALL DIMENSIONS AND COORDINATES ARE IN US SURVEY FEET UNLESS OTHERWISE NOTED.
- THE ZONING OF THIS SUBDIVISION IS MARINE DEPENDENT INDUSTRIAL.
- PER CITY OF UNALASKA CODE 8.12.080 SETBACK REQUIREMENTS ARE AS FOLLOWS:  
FRONT: 10 FEET  
SIDE: 10 FEET  
REAR: 10 FEET  
RIGHT OF WAY LOT COVERAGE: 80%  
MAXIMUM BUILDING HEIGHT: 50 FEET
- AS OF THE DATE OF SURVEY, ALL PUBLIC UTILITIES ARE WITHIN THE RIGHT OF WAY OR HAVE DEDICATED EASEMENTS PROVIDED AND THE RIGHT OF WAY'S BENCHMARKS THE TRAILMARKS.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

SOUTH AMERICA SUBDIVISION NUMBER 3

DESCRIPTION: TRACTS C-1A AND F-1  
A REPLAT OF SOUTH AMERICA SUBDIVISION NO.2  
PLAT NO. 2010-10 ALEUTIAN ISLANDS RECORDING DISTRICT  
PREPARED FOR: QUNALASKA CORPORATION  
PO BOX 149  
UNALASKA, AK 99685

LOCATION: 6.0313 AC. M/L WITHIN: SECTION 10, TOWNSHIP 73 SOUTH, RANGE 118  
WEST, SEWARD RIVER MERIDIAN, ALASKA AND THE CITY OF UNALASKA, IN  
STATE OF ALASKA  
RECORDING DISTRICT: THIRD JUDICIAL DISTRICT

Antlerge, Alaska 99503 Phone: 907.561.1004  
AK LCA# AC029280

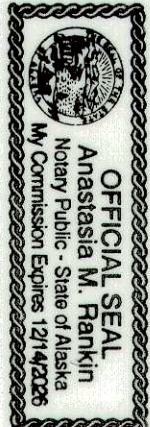
SCALE: 1" = 80' FIELD BOOK: 2022-2 CASE NO. 1506 West 36th Avenue  
DESIGNED BY: JUD DATE: 07-24-2025 GRD: ALEUTIAN ISLANDS  
CHECKED BY: IOB PROJECT NO: 221111 SHEET NO: 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE REAL PROPERTY SHOWN HEREON, AND I (WE) HEREBY DEDICATE THE SAME TO THE CITY OF UNALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THIS PLAN OF SUBDIVISION AND THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

SIGNED: James Hagen DATE: 5/2/2025

LARISA SYVERSON  
OWNER TRACT C-B-1  
QUNALASKA CORPORATION  
PO BOX 149  
UNALASKA, AK 99685



NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF August, 2025.  
FOR Larisa Syverson  
MY COMMISSION EXPIRES 12-11-2026  
NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
FOR \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
FOR \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

CITY APPROVAL

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

ESTERLÉN MAGDANONG  
CITY CLERK  
Date \_\_\_\_\_

VIRGINIA HATFIELD  
CHAIR OF THE PLATTING BOARD  
Date \_\_\_\_\_

TAX CERTIFICATION

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

CITY CLERK, CITY OF UNALASKA Date \_\_\_\_\_

CERTIFICATE OF ACCEPTANCE AND OWNERSHIP

THE UNDERSIGNED OFFICIAL, PERTINENT BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF UNALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THIS PLAN OF SUBDIVISION AND THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

SIGNED: \_\_\_\_\_ CITY CLERK DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ MAYOR DATE: \_\_\_\_\_

SIGNED: VINCENT TUTALOFF  
CITY OF UNALASKA  
433 RAVEN WAY  
PO BOX 510  
UNALASKA, AK 99685

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
FOR \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
FOR \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

ATS 1396  
TRACT A  
(PLAT NO. 92-17)







LITTLE SOUTH AMERICA ROAD

HENRY SWANSON DRIVE



# City of Unalaska Comprehensive Plan



## City of Unalaska Comprehensive PLAN

### Help Shape the Future of Our Community!

The city is updating the Comprehensive Plan. Join us over the next year as we discuss our biggest challenges, our greatest strengths, and work toward solutions to achieve a shared vision.

### Special Focus

The Comprehensive Plan process is giving special attention to economics and is studying Transit opportunities! We want to help you get to where you want to go more easily, reliably and affordably. Stay tuned for transit-specific outreach over the next few months.



### Stay Informed

To stay informed about this project, visit the City's website to sign up for updates or contact:



**Cameron Dean**  
Planning Director  
City of Unalaska  
cdean@unalaska.gov

**Beth McKibben**  
Project Manager  
R&M Consultants, Inc.  
bmckibben@rmconsult.com

### Why Plan?

- Provide continuity through shared community values
- Balance competing interests
- Protect public investments
- Preserve common resources
- Guide infrastructure development
- Promote economic development
- Provide a basis for decision making, local codes and regulations
- Establish a long-term strategy for land use

### How does the Comprehensive Plan Impact our Daily Lives?

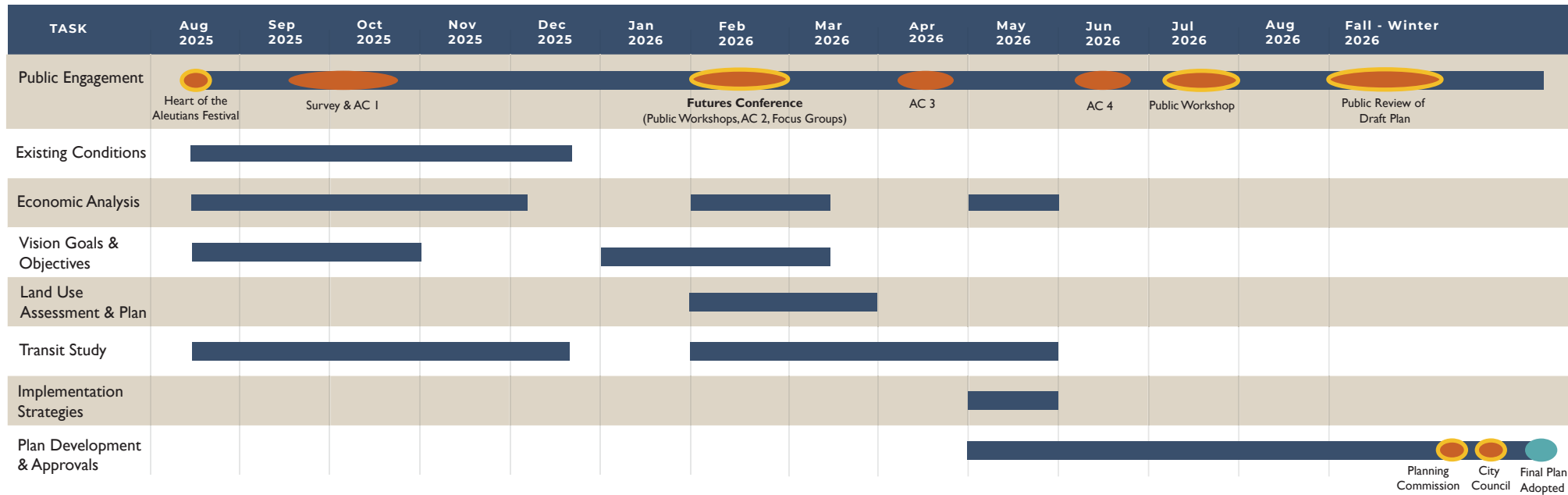
The comprehensive plan helps shape Unalaska – from where future housing and business growth should occur, to where and what types of transportation investments are needed. The plan is a decision-making tool for future actions, plans, and policies for the city over the next 10-years, such as approving development or capital improvement projects, revising the zoning code, and making infrastructure investments. It is grounded in local values and informed by data, trends and community input. The plan will define long-range goals and outline specific, actionable strategies for achieving them, giving city staff, leadership, residents and businesses a clear roadmap for the future.

### We Want Your Input!

Your knowledge and perspectives are essential to the plan. There will be a Comprehensive Plan Advisory Committee to lead the effort as well as public workshops, a survey and focus groups to gather input from the community about your ideas and visions for the future. The Planning Commission and City Council will each hold a public hearing prior to adopting the plan.



# City of Unalaska Comprehensive PLAN



**CITY OF UNALASKA, ALASKA  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING**

**THURSDAY, SEPTEMBER 18, 2025, IMMEDIATELY FOLLOWING THE PLANNING COMMISSION MEETING AGENDA**

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Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MzgZyZBlMTctZml4ZC00ZiY5LWI5YWEtNWJkYWJiYmNiMGNI%40thread.v2/0?context=%7b%22Tid%22%3a%22dc5c2b99-13bf-4dd3-ae7-39daf98e9d6f%22%2c%22Oid%22%3a%22a0125216-7483-4f17-afba-9c0c29b38d75%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzgZyZBlMTctZml4ZC00ZiY5LWI5YWEtNWJkYWJiYmNiMGNI%40thread.v2/0?context=%7b%22Tid%22%3a%22dc5c2b99-13bf-4dd3-ae7-39daf98e9d6f%22%2c%22Oid%22%3a%22a0125216-7483-4f17-afba-9c0c29b38d75%22%7d)

Meeting ID: 281 125 760 838 9

Passcode: FR2TA7R2

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Dial in by phone

[+1 332-249-0602](tel:+13322490602), [162170869](tel:+162170869) United States, New York City

Phone conference ID: 162 170 869#

CALL TO ORDER

ROLL CALL

REVISIONS TO THE AGENDA

APPEARANCE REQUESTS

ANNOUNCEMENTS

MINUTES: Draft minutes from the meeting April 23, 2025

PUBLIC HEARING

*No Items*

OLD BUSINESS

*No Items*

NEW BUSINESS

*No Items*

WORKSESSION

1. United States Semiquincentennial (2026)

ADJOURNMENT



City of Unalaska  
HISTORIC PRESERVATION COMMISSION

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

**Special Meeting**  
**Wednesday, April 23,**  
**2025**  
**6:00 p.m.**

**Unalaska City Hall**  
**Council Chambers**  
**43 Raven Way**

**Commission Members**  
Ian Bagley  
Caroline Williams

Virginia Hatfield, Chairman  
City Representative: William Homka, City Manager  
Secretary: Cameron Dean, Planning Director

**Commission Members**  
Rainier Marquez  
Helen Brown

MINUTES

1. Call to order. Chairman Hatfield called the Special Meeting of the Historic Preservation Commission to order at 6:02 p.m. on April 23, 2025 in the Unalaska City Hall Council Chambers.
2. Roll Call:

<u>Present:</u> Caroline Williams Virginia Hatfield	Helen Brown Cameron Dean	<u>Absent:</u> William Homka Rainier Marquez
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Ian Bagley
3. Revisions to Agenda: None
4. Appearance requests: None
5. Announcements:
6. Minutes: Draft minutes for March 20, 2025 meeting. Williams moved to approve the minutes, seconded by Brown. Approved with no revisions.
7. Public Hearing:
  - 1) **RESOLUTION 2025-02: SUPPORTING UNALASKA'S NOMINATION TO BECOME ALASKA'S WWII HERITAGE CITY**
8. Old Business: None
9. New Business:
  - 1) **RESOLUTION 2025-02: SUPPORTING UNALASKA'S NOMINATION TO BECOME ALASKA'S WWII HERITAGE CITY**  
This is a program administered by the National Park Service. Every state or US territory recognizes a WWII Heritage City and Alaska doesn't have one. This nomination is meant to recognize both the community and the history of Unalaska in WWII and what does the community has done to preserve the historic sites, honoring history, events and veterans. Resolution adopted 4-0.
10. Work session: None
11. Adjournment: Having completed the agenda, Hatfield moved to adjourn the meeting at 6:15 p.m. with no objections.

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Cameron Dean  
Secretary of Commission

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Virginia Hatfield  
Commission Chairman

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Date

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Date

To Unalaska City Historical Commission

The State's America250–Alaska program created a traveling exhibit on Alaska baseball history for the 2026 Semiquincentennial, and the Museum of the Aleutians plans to host the banners at Kelty Field in June–July 2026, handling installation and removal. America250–Alaska <https://america250.alaska.gov/> is the state's official Semiquincentennial effort, coordinating commemorations and resources. "Week of Dreams" (baseball theme) is a marquee statewide initiative leading up to July 4, 2026. The State of Alaska have extended an invitation to organizations to host "Alaska's Field of Dreams: America's Pastime in the 49th State," a nine-panel display highlighting Alaska baseball history. The Alaska Legislature has encouraged public celebrations statewide. The Museum will obtain the banners and add a 10<sup>th</sup> banner (10<sup>th</sup> inning) with local context. They would like to install at Kelty Field with the city's permissions and possibly coordinate with the City of Unalaska, the Softball League, and the Little League for this celebration.

Would the Historical Commission like to recommend that the City participate by recommending this temporary display at Kelty Field and coordinating basic access and scheduling with the Softball League?

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#### Content from the State of Alaska Display

"Alaska has a deep history with the sport, starting at least 150 years ago with the Knock Down and Skin Up baseball club on St. Paul Island. Fairbanks played the 120th annual Midnight Sun Game on June 20, 2025.

The Alaska Baseball League and teams like the Fairbanks Goldpanners have served as feeder programs to the Major League since the 1960s – Satchel Paige even played an exhibition game in AK in 1965. And of course the many Little Leagues across the state have given young Alaskans a lifelong love of the game!"



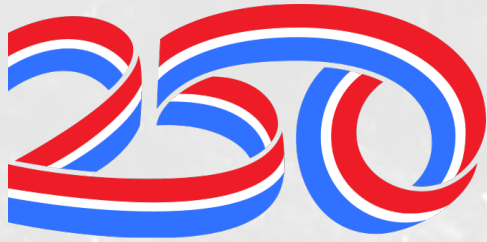
Alaska State Library - Historical Collections



Lawrence

ANCHORAGE - JULY 4<sup>TH</sup> 1915





## America250-Alaska Launches Plan for Week of Dreams in 2026

Play ball! In June 2025, the America250-Alaska Commission partners announced a marquee effort that will culminate in a baseball-themed celebration on July 4, 2026. The “Week of Dreams” pitch is one of Alaska’s plans to commemorate the 250<sup>th</sup> anniversary of the signing of the Declaration of Independence in 1776, leading to the creation of the United States of America. Other state and nationwide events are in the works for the yearslong 250<sup>th</sup> birthday party.

“With two beloved American narratives – the American Pastime and The Last Frontier – coming together in the heart of Alaska in 2026, we believe this sets the stage for powerful storytelling and a remarkable way to celebrate America250,” said **Lieutenant Governor Nancy Dahlstrom, chair of the Alaska Historical Commission.**

Alaska’s rich history, diverse cultures, and unique contributions to the United States will play a vital role in this national celebration. A Week of Dreams proposes to engage Alaskans in this one-in-a-lifetime opportunity to honor America’s Pastime, with impacts that will last beyond 2026:

- New exhibit of *Alaska’s Fields of Dreams: Baseball in America’s Far North*
- Alaska’s Fields of Dreams: Baseball in America’s Far North booklet
- Successfully adding Growden Memorial Park to the National Register of Historic Places
- Nominating other Alaskan ball fields to the National Register of Historic Places
- Youth ball clinics
- Legacy softball and Indigenous baseball games
- Fundraising for sports field improvements
- Highlighting our first ball club from 1868 on St. Paul Island – Knock Down and Skin ‘Em
- Recognizing the many Goldpanners and Alaska Baseball Leaguers who went on to play Major League Baseball, and other professional players who came to Alaska

“Alaska’s Week of Dreams can inspire a lasting legacy of Alaskan pride in our state, generate significant field improvements and create meaningful new history for tomorrow’s youth,” said **Alaska State Historian Dr. Katherine Ringsmuth.** She curated a new nine-banner traveling exhibit *Alaska’s Fields of Dreams: Baseball in America’s Far North* on the 150-year history of baseball in Alaska, deep traditions for Alaskans, and our state’s contributions to the game (researchers say softball started in Alaska as an indoor version of baseball!).



# WEEK OF DREAMS PARTNERS



New partners and sponsors are expected to be announced ahead of the 2026 Week of Dreams.

Want to know more, or list your org's plan on the calendar? <http://america250.alaska.gov>

America250-Alaska is also coordinating efforts with all 50 state and territory organizing committees, the national America250 Semiquincentennial Commission and the White House. These nationwide activities may be of interest to Alaskans:

- July 4, 2026 – 250<sup>th</sup> anniversary of the Declaration of Independence!
- July 5, 2026 – America's Potlatch to celebrate community
- July 8, 2026 – Simultaneous reading of the Declaration of Independence
- America's Field Trip for students to experience key locations across U.S.
- The Founders Museum interactive online museum with America's Founding Fathers, Ladies of the Revolution, and Events that paved the way for Independence come to life
- Flag of Honor tour of all 50 states and territories
- The Great American Road Trip (with a stop at Denali National Park & Preserve)

**About America250-Alaska:** America250 is a nonpartisan initiative working to engage every American in commemorating and celebrating the 250<sup>th</sup> anniversary of the United States in 2026. The guiding principle for Alaska's participation is "History for Tomorrow" highlighting the importance of the next generation to Alaska's future. The theme was inspired by the 1956 Alaska Constitutional Convention members who bequeathed the state constitution to Alaska's youth:

**"You are our future," according to the resolution. "We ask you to take tomorrow and dream."**



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Natural Resources

ALASKA HISTORICAL COMMISSION  
OFFICE OF HISTORY AND ARCHAEOLOGY

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<http://dnr.alaska.gov/parks.oha>

Lt. Gov. Nancy Dahlstrom, Chair  
Jonathon Ross, Member  
Judith Bittner, Member  
Givey Kochanowski, Member  
Joan Skilbred, Member

Wayne Jensen, Member  
Rebecca Poulson, Member  
Mark Rollins, Member  
Vacant

### Friends:

In 2026, the United States will mark a historic milestone—the Semiquincentennial, or the 250<sup>th</sup> anniversary of the signing of the U.S. Declaration of Independence and the founding of the Nation. In preparation for the celebratory year, Alaska Governor Mike Dunleavy signed Administrative Order 357, designating the Alaska Historical Commission, chaired by Lieutenant Governor Nancy Dahlstrom, as the agency responsible for coordinating statewide observances, events, and activities, and working with the U.S. Semiquincentennial Commission at the national level.

On behalf of Lt. Governor Nancy Dahlstrom and the Alaska Historical Commission members, I would like to present *Alaska's Fields of Dreams: Baseball in America's Far North*, a traveling exhibit for America250Alaska, which celebrates two powerful national narratives: The American Pastime and the Last Frontier.

Presented as innings, the nine freestanding, retractable panels explore Alaska's unique baseball history and its evolution in places such as Anchorage, Fairbanks, Nome, and the Pribilof Islands. *Alaska's Fields of Dreams: Baseball in America's Far North* demonstrates how the game gave those who historically had been excluded the opportunity to become participants—game changers—not only on the diamond, but in shaping Alaska's future. Significantly, the exhibit highlights how Alaskans, in surprising ways, embraced baseball over the decades and made it our game.

Designed by Archgraphics and produced by the Office of History and Archaeology, *Alaska's Fields of Dreams: Baseball in America's Far North* exhibit was made possible through generous support from the U.S. Semiquincentennial Commission, Alaska's Department of Natural Resources, and State Parks and Outdoor Recreation.

If your organization or community is interested in displaying the nine-inning exhibit on a short-term basis or ordering the files to fabricate for permanent use, please contact the Office of History and Archaeology at [dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov) or call 907-269-8714 for details.

For now, get out there and Play Ball!

Katherine J. Ringsmuth, PhD  
Alaska State Historian

