

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, NOVEMBER 20, 2025, 6:00PM**

Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_Njc0MDM1YmYtNzc3MS00OWEwLTg4ZDYtMmQ0MzViNGExYzM3%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: 289 631 876 327 64

Passcode: Ff2RM6eq

Dial in by phone

[+1 332-249-0602](tel:+13322490602), [62459984](tel:+162459984) United States, New York City

Phone conference ID: 624 599 84#

CALL TO ORDER

ROLL CALL

REVISIONS TO THE AGENDA

APPEARANCE REQUESTS

ANNOUNCEMENTS

MINUTES: Draft minutes from the meeting October 16, 2025

PUBLIC HEARING

No Items

OLD BUSINESS

No Items

NEW BUSINESS

1. Resolution 2025-04: Approving a conditional use permit for engine repair and machining on Tract A, Eider Point Subdivision, Plat 91-25, AIRD

WORKSESSION

1. FY27-36 Capital and Major Maintenance Plan Priorities

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, October 16,
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. Chairman Hatfield called the Regular Meeting of the Unalaska Planning Commission to order at 6:00 pm on October 16, 2025 in the Unalaska City Hall Council Chambers.
2. Roll Call:

Present:	Absent:	
Virginia Hatfield Helen Brown	Rainier Marquez Caroline Williams	Ian Bagley
3. Revisions to the Agenda: None
4. Appearance requests: None
5. Announcements: Hatfield announced museum opening on Friday at 6:00pm highlighting artwork of Gert and Wendy Svarny.
6. Minutes: Draft minutes from the meeting September 18, 2025. Motion to approve the minutes by Marquez, seconded by Brown. Hearing no objection, the motion passed by consensus
7. Public Hearing: No Items
8. Old Business: No Items
9. New Business:
 - 1) **RESOLUTION 2025-03: APPROVING THE FINAL PLAT OF SOUTH AMERICA SUBDIVISION NUMBER 3 –**
Brown moved to adopt the resolution, seconded by Marquez. Motion passes 3-0.
10. Worksession: None
11. Adjournment: Brown moved to adjourn, seconded by Marquez. With no objection, meeting adjourned at 6:03pm.

Cameron Dean
Secretary of Commission

Virginia Hatfield
Commission Chairman

Date

Date

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2025-04**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR VEHICLE REPAIR AND
MACHINE SHOP ON LOT TR. A, EIDER POINT SUBDIVISION, PLAT 91-25, AIRD**

WHEREAS, UCO 8.12.200 sets forth procedures for taking action on a conditional use application; and

WHEREAS, the Ounalaska Corporation is the owner of Lot Tract A, Plat 91-25, Aleutian Islands Recording District, addressed as 2315 Airport Beach Road; and

WHEREAS, the property is zoned General Commercial; and

WHEREAS, UCO §8.12.070(D)(13) specifies automobile, truck, and machinery repair or machine shops as conditional uses in the General Commercial District; and

WHEREAS, Cummins Inc. has submitted a conditional use permit application to allow for a vehicle repair and machine shop within an existing commercial structure; and

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

WHEREAS, supporting and retaining diverse local businesses is consistent with the goals of the Unalaska Comprehensive Plan 2020; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on November 20, 2025, to consider this request and to hear testimony of the public; and

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

WHEREAS the Planning Commission reviewed the application and finds that this conditional use request satisfies the three-part test outlined 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, the Planning Commission approves the conditional use permit for a vehicle repair and machine shop on Lot Tract A, Eider Point Subdivision, Plat 91-25, Aleutians Islands Recording District, addressed as 2315 Airport Beach Road, subject to the following conditions:

1. All operations must occur within the enclosed structure.
2. No outdoor repair, vehicle storage, or parts dismantling may occur on the premises
3. Hours of operation shall be limited to 8:00 AM to 6:00 PM, Monday through Saturday.
4. The applicant must comply with all relevant building, fire, and environmental regulations.
5. Any exterior changes, signage, or expansion of use shall require additional review and approval.

This resolution approves the conditional use only as it applies to the site plan submitted and is effective once the Planning Department issues the conditional use permit following the appeal period specified in UCO 8.12.200(E).

PASSED AND APPROVED THIS 20TH DAY OF NOVEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Virginia Hatfield
Commission Chair

Cameron Dean, Planning Director
Secretary of the Commission

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

**RESOLUTION 2025-04: A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
VEHICLE REPAIR AND MACHINE SHOP ON LOT TR. A, EIDER POINT SUBDIVISION, PLAT 91-
25, AIRD**

Basic Information	
Application Type	Conditional Use Permit
Land Owner(s)	Ounalaska Corporation
Applicant	Cummins Inc.
Proposed Use	Vehicle repair and machine shop
Exhibits	Draft Resolution 2025-04, CUP Application, Public Notice, Location Map
Staff Recommendation	Approval of Resolution 2025-04

Legal Information	
Tax Parcel ID	0403200
Address	2315 Airport Beach Road, Unit 4
Legal Description	Lot Tract A, Eider Point Subdivision, Plat 91-25, AIRD

Area Description	
North	Moderate Residential Zone, General Commercial for retailing, Terminal Way (Airport)
South	Undeveloped General Commercial Zone
East	Makushin Drive, General Commercial, Single Family / Duplex Residential
West	Airport Beach Road

Current Site Description and Zoning Standards	
Zone	§ 8.12.070 General Commercial District
Existing Use	General commercial, mostly retail use
Permitted Uses	1) Automobile, boat, and marine sales and service, excluding the repairing, painting, or upholstering of such vehicles; 2) Banks, business, or professional offices; 3) Beauty shops/barber shops; 4) Car washes; 5) Clubs, lodges, and fraternal organizations; 6) Dry cleaning and laundry; 7) Eating and drinking establishments; 8) Retail marijuana stores, not to include any marijuana cultivation facilities, marijuana product manufacturing facilities, or marijuana testing facilities; 9) Motels and hotels; 10) Mini-storage buildings; 11) Printing establishments; 12) Retail and wholesale stores of all descriptions, where the merchandise is displayed and sold within the building; 13) Service stations and public garages; 14) Shops for repair and servicing small appliances; 15) Sales of building supplies or equipment within an enclosed structure; 16) Dance halls, skating rinks, and other lawful commercial amusement and recreation facilities; 17) Retail stores and businesses not involving any kind of manufacturing, processing, or treatment of products; 18) Warehousing associated with a permitted use; 19) Wholesale stores of all descriptions where the merchandise is sold within the building; 20) Bakeries; 21) Diver services and supplies;

	22) Adult-oriented business; 23) 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 Director of Planning shall make a “Planning Determination” in this matter subject to appeal to the Planning Commission (See § 8.12.220(A)(2)).				
Conditional Uses	1) Uses permitted in the Public/Quasi-Public District; 2) Animal hospitals and kennels; 3) Automobile, truck, and motorcycle repair, painting, or upholstering; 4) Boat and ship building, storage, sales, and servicing; 5) Boiler and tank works; 6) Bulk chemical and petroleum storage and sales; 7) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the Planning Commission finds necessary as they relate to the specific request: a. The use is tied to specific and identified project or projects and is discontinued following the completion of the project or projects, but no more than five years following the issuance of a building permit for the crew camp; b. A detailed schedule for deconstruction and removal is provided; c. The applicant provides proof of a bond, in an amount deemed by the Planning Commission to be sufficient to ensure removal of the structure when the use has been discontinued; and d. The appearance of each structure comprising the crew camp is substantially uniform. 8) Contractors or industrial equipment sales, rental, storage, and repair; 9) Electrical shop; 10) Taxicab dispatch and associated operations; 11) Heating, air conditioning sales, plumbing or paint contractors’ storage and repair; 12) Ice and cold storage; 13) Lumber and building material sales with storage yards; 14) Machine shops, metal working shops, and welding shops; 15) Public and quasi-public storage yards and operations; 16) Well driller, supplies, and storage; 17) Research and testing laboratories; 18) Residential dwelling units, subject to the section provisions of the specific applicable residential district; 19) Mobile home parks, travel trailer parks, and RV parks; 20) Bunkhouses; and 21) 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.				
	Existing	Required	Setbacks	Proposed	Required
Lot Area (ft²)	145,504	≥ 10,000 sq. ft	Front Yard	68 ft	≥ 20 ft
Lot Frontage (ft)	350 ft	≥ 70 ft	Side Yard	77 ft	≥ 10 ft
Coverage	23%	≤ 60%	Rear Yard	58 ft	≥ 20 ft
Building Height (ft)	16 ft	≤ 50 ft			
			Nonconformance ?	None	

PARCEL HISTORY

The property has historically been occupied by various commercial tenants under the Eider Point Subdivision complex, including storage, logistics, and marine services.

ADDITIONAL CODE REQUIREMENTS

N/A

PLAN GUIDANCE

The Economic Development element of the Unalaska Comprehensive Plan 2020 identifies support for small business and industrial diversification as a core goal. Encouraging business operations that strengthen marine, transportation, and logistics services aligns with community sustainability objectives.

BACKGROUND

In Cummins Inc. has applied for a Conditional Use Permit (CUP) to operate a vehicle repair and machine shop within an existing commercial unit at 2315 Airport Beach Road. The location is zoned General Commercial, where repair and machining uses are allowed only through a conditional use permit per UCO 8.12.070(D)(13). The applicant (Cummins Inc.) is a global equipment manufacturer and service provider for industrial and marine engines. The facility in Unalaska will serve as a local maintenance and repair site for fleet, marine, and commercial vehicles. Operating hours will be 8:00 AM to 6:00 PM, Monday through Saturday. No major structural expansion is proposed at this time.

DETAILED FINDINGS

1. Furthers the goals and objectives of the Comprehensive Plan:
 - The proposal supports Unalaska's economic development objectives by expanding local industrial service capacity, reducing the need for off-island repairs, and strengthening the island's logistics sector.
2. Will be compatible with existing and planned land:
 - The proposed use fits the surrounding commercial pattern along Airport Beach Road. The repair and machine shop will operate indoors, minimizing external noise and emissions.
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district:
 - The intensity and scale of the proposed use are consistent with other commercial and retail tenants in the area. No adverse impacts are anticipated beyond typical commercial operations. Adequate parking and access exist on site.

CONDITIONS

1. All repair and machining activities shall occur within the enclosed structure.
2. No outdoor disassembly or fluid disposal shall occur on-site.
3. Hours of operation shall be limited to 8:00 AM – 6:00 PM unless otherwise approved by the Planning Director.
4. Any future signage or exterior modification shall comply with the City's zoning and building codes.

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 2025-04.



PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: _____ Lot : _____ Block: _____ Tract: _____

Subdivision: _____ USS: _____

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

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

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

SUBDIVISION _____

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

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

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes No

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

Subdivision Variance (8.08.110)

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

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

Zone Amendment (8.12.190)

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

Conditional Use (8.12.200)

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

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

Zoning Variance (8.12.210)

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

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

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

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

CERTIFICATION:

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

Signature

Date

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



Parcel ID: 0403200

Stated Area: 145504 sq.ft

Plat: 91-25

Subdivision: Eider Point Subd.

Lot: Tr. A

Owner: Ounalashka Corporation

Assessment:

- Total Value: \$4,084,100
- Land: \$667,500
- Non-Land: \$3,416,600

[Search Plat at DNR Recorder's Office](#)

The above link will take you to a site not maintained by the City of Unalaska. It is provided as a convenience and for [Zoom to](#)



**AUTHORIZATION TO MAKE APPLICATION BY AGENT
CITY OF UNALASKA, ALASKA**

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

I/WE Onalashka Corporation ARE THE OWNERS OF

(LEGAL DESCRIPTION OF PROPERTY)

LOT _____ BLOCK _____ SUBDIVISION Eider Point Subdivison
TRACT A USS _____
SECTION(S) _____ TOWNSHIP _____ RANGE _____

LOCATED WITHIN THE CITY OF UNALASKA AND DO HEREBY AUTHORIZE (APPLICANT NAME) Cummins Inc.

_____ TO MAKE APPLICATION AS MY/OUR AGENT
FOR :

(CHECK THE APPROPRIATE BOX)

☒
☐
☐

CONDITIONAL USE
VARIANCE
PUD

☐
☐
☐

PLAT
ZONE AMENDMENT
TIDELAND LEASE

AND ACKNOWLEDGE THAT (I AM / WE ARE) AS FULLY BOUND BY THE TERMS OUTLINED IN TITLE 7 AND 8 UCO AND RELATED POLICIES AND REGULATIONS FOR THE ACTION APPLIED FOR AS THOUGH I/WE HAD MADE APPLICATION FOR SUCH ACTION MYSELF/OURSELVES.

Laresa Syverson

NAME

[Signature]
SIGNATURE

NAME

SIGNATURE

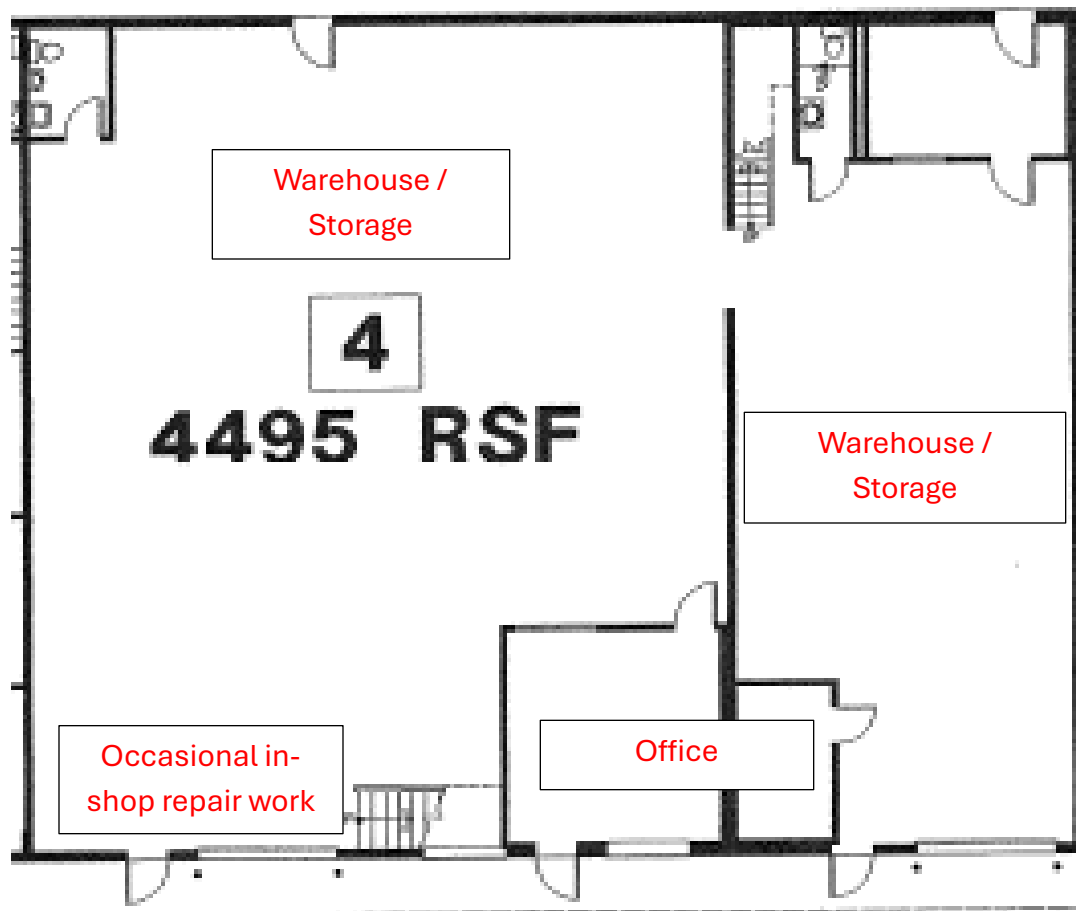
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF October
20 25.



(SEAL)

NOTARY PUBLIC IN AND FOR STATE OF ALASKA

MY COMMISSION EXPIRES: 4-25-2029



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

**THURSDAY, NOVEMBER 20, 2025, 6:00PM, IMMEDIATELY FOLLOWING THE PLANNING COMMISSION MEETING
AGENDA**

Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_Njc0MDM1YmYtNzc3MS00OWEwLTg4ZDYtMmQ0MzViNGExYzM3%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: 289 631 876 327 64
Passcode: Ff2RM6eq

Dial in by phone

[+1 332-249-0602](tel:+13322490602), [62459984](tel:+162459984) United States, New York City

Phone conference ID: 624 599 84#

CALL TO ORDER

ROLL CALL

REVISIONS TO THE AGENDA

APPEARANCE REQUESTS

ANNOUNCEMENTS

MINUTES: Draft minutes from the meeting September 18, 2025

PUBLIC HEARING

No Items

OLD BUSINESS

No Items

NEW BUSINESS

No Items

WORKSESSION

1. U.S. Department of Transportation Maritime Administration Section 106 Initiation, CMA CGM Dutch Harbor Terminal North Barge Expansion Project, Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program.

ADJOURNMENT

City of Unalaska
HISTORIC PRESERVATION COMMISSION

Regular Meeting
Thursday, September
18, 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
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 Regular Meeting of the Historic Preservation Commission to order at 6:20 pm on September 18, 2025 in the Unalaska City Hall Council Chambers.
2. Roll Call:

Present:	Absent:
Virginia Hatfield Rainier Marquez Cameron Dean	Ian Bagley Helen Brown Caroline Williams Bil Homka
3. Revisions to the Agenda: None
4. Appearance request: None
5. Announcements: Planning announced an application was submitted for the WWII Heritage City Program for the State of Alaska.
6. Minutes: Draft minutes from the meeting April 23, 2025. Bagley moved to adopt the minutes, seconded by Brown. Hearing no objections, the motion was approved by consensus.
7. Public Hearing: No Items
8. Old Business: No Items
9. New Business: No Items
10. Worksession:
 - 1) United States Semiquincentennial (2026) - Chair Hatfield discussed the State of Alaska's baseball-themed Semiquincentennial events and opportunities for local participation. Commission discussion regarding local events and possible collaboration with the Qawalangin Tribe.
11. Adjournment: Hatfield moved to adjourn the meeting, seconded by Bagley. Hearing no objections, the meeting was adjourned at 6:32pm.

Cameron Dean
Secretary of Commission

Virginia Hatfield
Commission Chairman

Date

Date



U.S. Department
Of Transportation
**Maritime
Administration**

1200 New Jersey Avenue, SE
Washington, DC 20590

November 3, 2025

VIA ELECTRONIC MAIL

Virginia Hatfield
Chairman
Unalaska Historic Preservation Commission
P.O. Box 610
Unalaska, Alaska 99685

Subject: U.S. Department of Transportation Maritime Administration
Section 106 Initiation
Compagnie maritime d'affrètement - Compagnie générale maritime (CMA CGM)
Dutch Harbor Terminal North Barge Expansion Project
Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant
Program

Dear Dr. Hatfield:

The U.S. Department of Transportation (DOT) Maritime Administration (MARAD) awarded funds to the Qawalangin Tribe of Unalaska under the Fiscal Year (FY) 2022 RAISE Grant Program for the CMA CGM Dutch Harbor Terminal North Barge Expansion Project (Project) at Iliuliuk Bay. The Project is located at the CMA CGM Dutch Harbor Terminal on Amaknak Island in Unalaska, Alaska, in an area of existing industrial development.

In compliance with the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 300101 et seq.), and its implementing regulations, 36 CFR § 800, we invite you to participate in the Section 106 process as a consulting party. As part of the review process, we request information that identifies any resources that may hold cultural significance to the Unalaska Historic Preservation Commission that could be affected by the proposed work, and, if applicable, assist in developing alternatives that would avoid, minimize, or mitigate any adverse effects.

Project Description

The existing CMA CGM Dutch Harbor Terminal was constructed in 1980 with a single dock measuring 350 linear feet and 9 acres of container storage yard. In 1996, the dock was extended an additional 262 linear feet, and in 2020 a berthing dolphin was installed at the north end of the dock, and the berthing basin was deepened to 43 ft below mean lower low water (MLLW; Figure 2).

The proposed Project comprises construction of a new barge dock and an additional upland area designed specifically to handle container-on-barge services and operations (Figure 3).

The undertaking will construct a purpose-built barge ramp and dock north of the existing dock, several barge mooring dolphins and shore winches capable of receiving 400-foot-long barges, 7.5 acres of expanded container storage yard, and drainage infrastructure. The uplands will consist of gravel fill placed up to approximately 13 feet above sea level (ASL) to tie into the height of the existing CMA CGM Dutch Harbor Terminal uplands. The barge ramp and dock, on the edge of the uplands pad, will be revetted with armor rock. Up to five high mast light poles are planned to provide area lighting for the project (Figures 4 and 5). The gravel and armor rock will be obtained from existing commercial quarries.

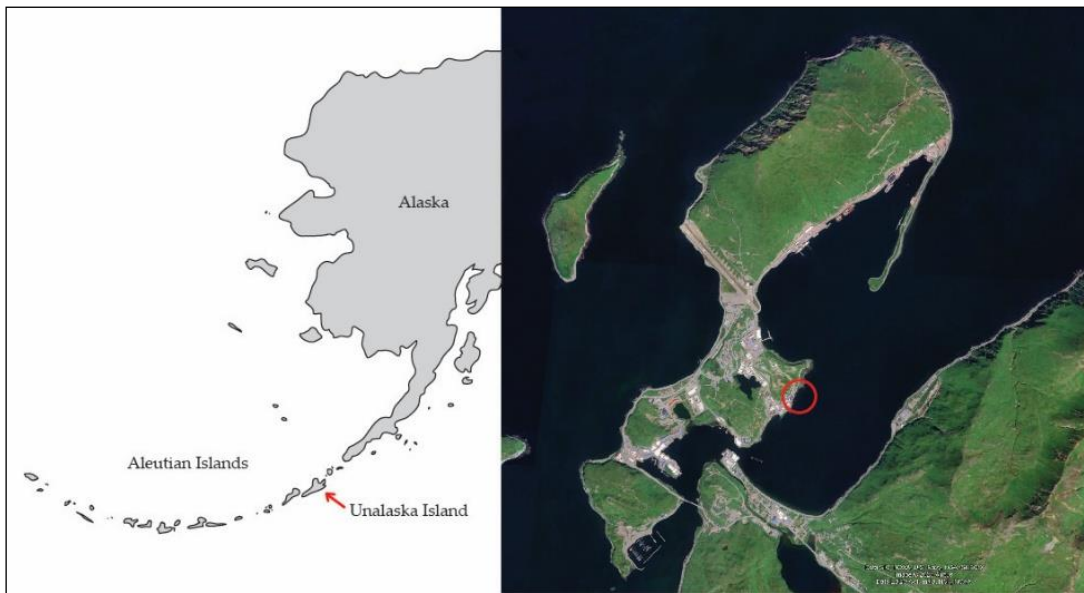


Figure 1. Project location in Unalaska, Alaska (in red). Satellite Imagery: GoogleEarth 2023.



Figure 2. View of a container ship berthed at the CMA CGM Dutch Harbor Terminal (Photo credit: Dan Parrett, City of Unalaska).



Figure 3. Location of the proposed gravel uplands, view northwest. (Photo credit: Dempsey Thieman, PND Engineers, Inc.).

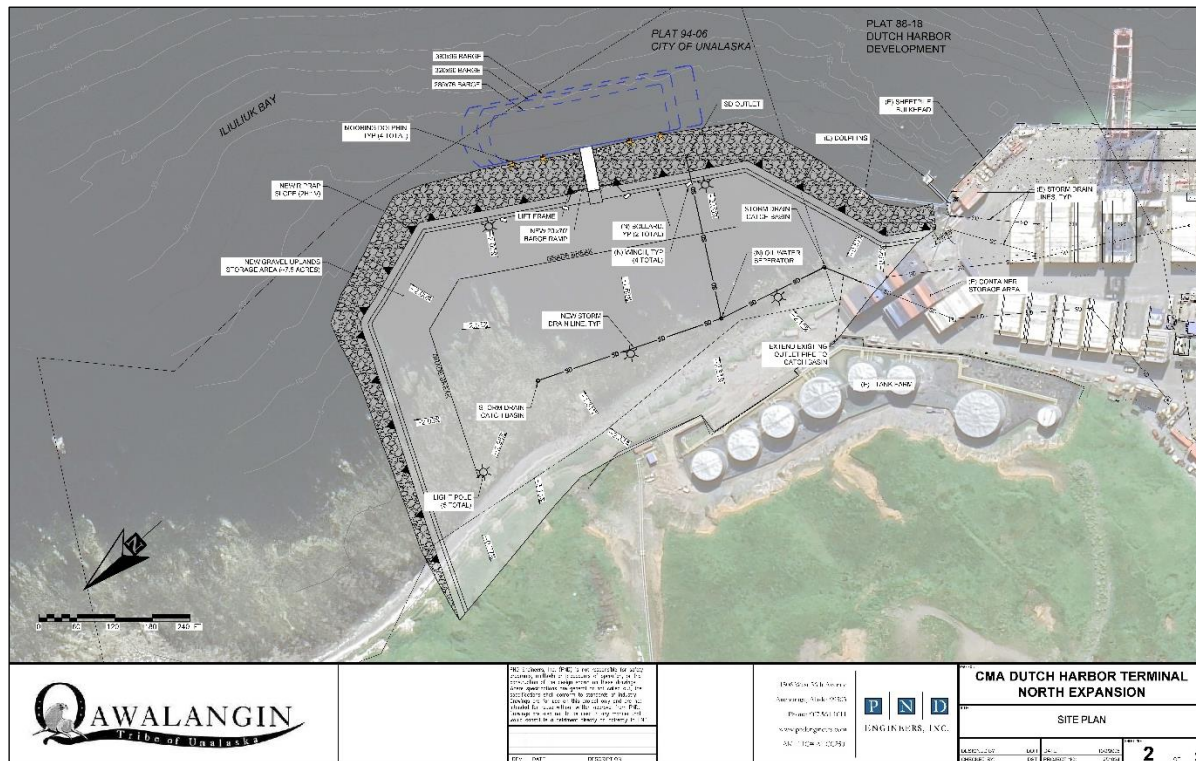


Figure 4. Planview of the proposed North Barge Expansion at the CMA Dutch Harbor Terminal.

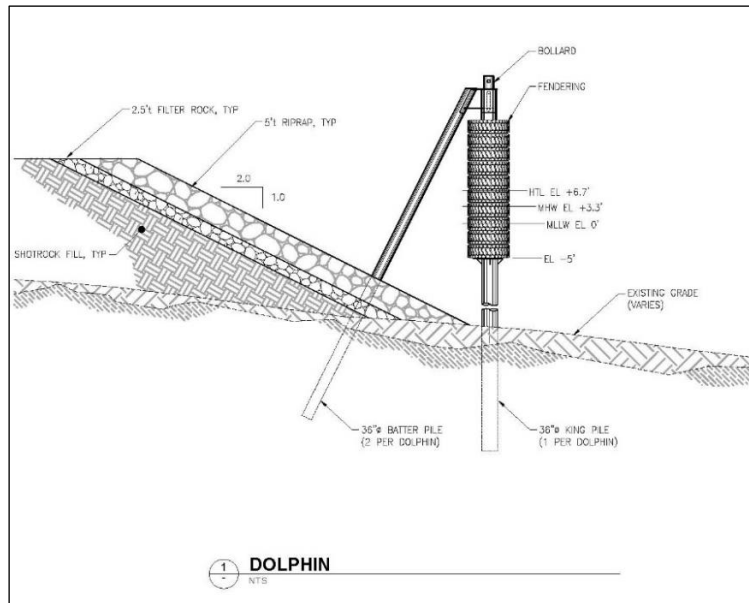


Figure 5. Sideview of dolphin tying into the revetted pad slope (barge ramp not shown for clarity).

Area of Potential Effects

Based on research of the property performed by the Qawalangin Tribe and its contractors, PND Engineers, Inc. and High Tide Environmental, in consultation with the Ounalashka Corporation and CMA CGM, we have defined the Area of Potential Effect (APE) as the boundary of the proposed Project, including the in-water and upland construction, in addition to potential material and equipment staging areas (Figure 6). The upland construction and potential staging areas will be accessed via an existing industrial road, while the in-water construction may be accessed via commercial vessels and/or a jack-up barge.



Figure 6. APE for the North Barge Expansion Project (outlined in red). Satellite Imagery: Google Earth 2023.

Identification of Historic Properties

The general vicinity of the proposed undertaking has been the subject of multiple past archaeological investigations. A review of these reports and articles (e.g., CCRS 2007; CRC 2014; Denfeld 1986; DOWL 2016; Spude et al. 1987; TNSDS 2015; USACE 1987) and the Alaska Heritage Resources Survey (AHRs) database (OHA 2025) have identified ten known cultural resources within 500 feet of the APE (Table 1). The Project is within the boundaries of the Dutch Harbor Naval Operating Base and Fort Mears, U.S. Army National Historic Landmark (UNL-00120).

Table 1. Known cultural resources in the general vicinity of the APE (OHA 2025).

AHRS No.	Name	Category	NRHP Eligibility	In APE
UNL-00113	Dutch Harbor Naval Radio Station	Standing Building	Contributing	No
UNL-00120	Dutch Harbor NOB & Ft. Mears, U.S. Army National Historic Landmark	District	NHL	Yes
UNL-00355	Shaishnikoff House	Standing Building	Converted in 2003	No
UNL-00559	Rocky Point Site	Site	<i>Not Eligible</i>	No
UNL-00561	Strawberry Hill Lithics Scatter	Site	<i>Not Eligible</i>	No
UNL-00563	Building 575	Destroyed Building	Contributing	No
UNL-00569	Valve House H	Destroyed Structure	Contributing	No
UNL-00571	Building 627	Destroyed Building	Contributing	No
UNL-00572	Strawberry Hill Lithics/Fauna Scatter	Site	<i>Not Eligible</i>	No
UNL-00596	Building 663	Destroyed Building	Contributing	No

The Dutch Harbor Naval Operating Base and Fort Mears, U.S. Army site (Dutch Harbor NHL), which encompasses the entirety of Amaknak Island, was nominated to the National Register of Historic Places (NRHP) by the National Park Service (NPS) in 1984 and was designated a National Historic Landmark on February 4, 1985 (NPS 1984; Spude et al. 1987). The NPS determined that Dutch Harbor NHL was eligible for listing in the NRHP under Criterion A for its association with a significant event in American history, specifically in a “military” area of significance with a 1940–1945 period of significance. The contributing features of the Dutch Harbor NHL were identified as “the army coastal defense systems at Ulakta Head and Hill 400” and five naval structures on Amakank Island: Naval Radio Station brick apartment house, bombproof power plant, aerology-operations building, air administration building, and the torpedo assembly complex (NPS 1984:3). At the time, these contributing features contained more than 140 structures (NPS 1993). Former military installations on Unalaska Island proper were not included in the Dutch Harbor NHL “as the significant events occurred on Amaknak Island” (NPS 1984:3). The NPS later drafted a

revision to the nomination, but it was never finalized (NPS 1992). Since the original nomination, multiple agencies have determined that additional World War II-era structures on Amaknak Island are contributing resources to the Dutch Harbor NHL.

Assessment of Effects

The proposed undertaking lies within the boundaries of the Dutch Harbor NHL, a historic property. However, no structures or buildings within the APE have been identified as contributing to the Dutch Harbor NHL. The closest contributing feature is the Dutch Harbor Naval Radio Station (UNL-00113), which is approximately 150 feet east of the nearest potential temporary staging area and more than 1,250 feet east of the proposed construction. Construction of the Project will not alter the Naval Radio Station's viewshed, as it already overlooks the existing industrial roads, parking lots, and CMA CGM Dutch Harbor Terminal.

As noted in the Dutch Harbor NHL nomination, few intact military structures remained on Amaknak Island in the 1980s and those that did were "fast deteriorating" (NPS 1984:2). Between 1984 and 1986, Historic American Building Survey (HABS) recordations were completed for many of the contributing features prior to their removal under the Defense Environmental Restoration Program (Spude et al. 1987; USACE 1987). An Historic American Engineering Record (HAER) was completed for additional contributing features in 2015, prior to their removal (OHA 2015; TNSDS 2015).

The significance of the Dutch Harbor NHL is primarily associated with the Japanese attack on Amaknak Island on June 3 and 4, 1942, which was "the most serious air attack on North American territory during the war" (NPS 1984:4). The Dutch Harbor NHL is also associated with other important missions of World War II, including "controlling the steady stream of Soviet shipping that passed through Dutch Harbor and adjacent Akutan Pass en route to and from Siberia and the United States" (NPS 1984:4). The location and setting of the Dutch Harbor NHL is Amaknak Island, which continues to reflect the basic physical conditions under which the military facilities were built and how they were positioned in relation to the natural environment.

Amaknak Island has changed over the years since the nomination of the Dutch Harbor NHL. There has been an expansion of industrial areas and local development, including the construction of the CMA CGM Dutch Harbor Terminal in 1980 (part of the project area), construction of the Robert Storrs Boat Harbor in 1985, realignment of the airport runway in 1988, construction of airport runway shore protection in 1992, construction of the South Channel Bridge in 2008, and construction of the Carl E. Moses Boat Harbor in 2011. None of these developments altered the Dutch Harbor NHL in a way that caused it to lose its integrity, and the proposed Project will not either.

Conversations with Dennis Robinson, Community Development Manager of the Qawalangin Tribe of Unalaska, were held in Anchorage on September 2, 2025. Mr. Robinson confirmed that the Rocky Point Site (UNL-00559) does not extend into the Project APE, and stated that there were no cultural resources concerns in the proposed Project area. Mr. Robinson also noted that no subsistence activities are conducted within the APE as access to the surrounding industrial area is restricted.

In addition to the above, based on the prior archaeological investigations in the vicinity of the APE and the disturbance that has previously occurred within and near the APE from ongoing

industrial activities, we do not anticipate that any unknown archaeological sites will be impacted by the Project. If any archaeological or cultural materials are inadvertently discovered during the course of the Project, your Office will be notified.

We have applied the criteria of adverse effect and have determined that the proposed undertaking will not adversely affect the Dutch Harbor NHL (UNL-00120). The proposed undertaking will not alter, directly or indirectly, any of the characteristics of the historic property that qualify it for inclusion in the NRHP in a manner that would diminish its integrity or qualifying characteristics. Therefore, MARAD finds that this project will result in No adverse effect (36 CFR 800.5(1)(1)) to historic properties.

If you need greater than 30 days to comment, please let us know and we will work with you on establishing a reasonable timeline for response.

Please note that for the purposes of this project, MARAD has authorized Andres Fernandez-Canel, (Special Projects Director, Qawalangin Tribe of Unalaska, andres@qawalangin.com) to consult with your Agency on behalf of MARAD. We therefore request that you provide a copy of your response to him.

If you have additional questions or comments, please contact me and/or Mr. Fernandez-Canel for the action.

We request that you provide any comments electronically. U.S. Postal Service mail received at MARAD is irradiated which may cause damage and multi-week delays in receiving responses. If you need to send CDs, DVDs, or other electronic media we recommend that it be delivered via private courier services, such as DHL, UPS, or FedEx.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kagel' or similar, with a long horizontal flourish extending to the right.

for:

Wendy M. Coble
Historian and Acting Federal Preservation Officer
Wendy.Coble@dot.gov
202.281.0146

Cc: Adam Sutherland, Maritime Administration, adam.sutherland.ctr@dot.gov

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