

LAND USE & HOUSING

Introduction

Many of the goals identified through this planning process have been high community priorities in the past. These include goals improving downtown, expanding the economy, improving housing, protecting the natural environment, and dedicating land for future industrial, commercial and other uses. While there has been progress towards these goals, in many cases the City will need to use new methods and resources for these goals to be achieved.

Currently, Dillingham has few of the land use planning and regulatory tools used by most small communities in Alaska. For example, the City has few controls over the location of new uses. The City does not require a review process for major new uses, and it has very limited standards for development on individual properties.¹ The City Planning staff currently has few tools to enforce land use regulations. Small communities in Alaska and in other parts of the country use land use controls in order to shape the future of their communities, to grow local economies and sustain the qualities that make their communities good places to live.

Why Plan?

Dillingham has grown and changed in the past, and almost certainly will grow and change in the future. The purpose of this plan is to help the community respond to these changes in a way that accommodates growth and increases economic opportunities while holding onto characteristics that make Dillingham a good place to live and visit. Some examples of the need for better land use policies are listed below:

- A plan helps the community anticipate and plan for new infrastructure. Decisions on the location and intensity of development greatly affect the cost and requirements for new public infrastructure, particularly for water and wastewater services.
- Growth can adversely impact the area's natural environment and the quality of neighborhoods. A neighbor who operates a noisy business or who has a failing septic system reduces neighboring property values. A plan provides guidelines to reduce the downsides of development.
- Well planned growth can create a stronger local economy by providing space for new activities and preserving qualities that hold residents and attract visitors.

Dillingham could evolve in many different ways in the future, some more desirable than others. No plan can control the future, but a plan increases the odds that Dillingham will change in ways that fit with residents' preferences and ways of life, for themselves and for their children.

¹ In some Dillingham subdivisions, Codes, Covenants and Restrictions (CCR's) are used to guide certain activities and uses, with varying degrees of success. The main challenge with CCR's is the difficulty of enforcement, particularly if the homeowners' association responsible for enforcement is not constantly vigilant. The City has a requirement for a land use permit (see the discussion under Goal 8).

Some residents are content with the current lack of land use controls; others are concerned that without some guidance, development could harm the community. Examples given include damage to the natural environment and increased costs to the City to build and maintain public infrastructure. Respecting both these views, this plan proposes incremental steps to improve the community's capacity to guide future growth. The initial steps will equip the community with a few basic land management tools. Even these steps will be taken slowly, to provide both landowners and City staff time to test any new policies, and to find an acceptable balance between no rules and the right, limited set of practical, enforceable rules.

“We need some rules so landowners don't reduce value and quality of life of adjoining residences.”

Goals, Objectives & Strategies

Overarching Goal: Guide the physical development of Dillingham, responding to the elements outlined in the community vision, including strengthening the economy, protecting the natural environment, and enhancing the quality of daily life.

GOAL 1: Improve the safety, appearance and accessibility of downtown; cluster and mix retail, office, lodging, public facilities, higher density housing and other uses to create a more vital business district, to encourage walking and reduce costs for providing public services.

Objective 1A: Establish a downtown working group to engage residents, property owners and businesses to refine plans for needed improvements to the downtown core, and to implement practical strategies to make these improvements.

Strategies:

1. Work with the individual business owners, local organizations, and the City Planning Commission to determine how best to gain their involvement in improving downtown. Once this structure is in place, work on an ongoing basis to carry out priority projects.

Objective 1B: Improve the appearance of buildings and sites to create a more attractive downtown, to benefit residents and businesses, and to increase the length of visits and tourism-generated revenue.

Strategies:

1. Carry out an educational campaign with local businesses and property owners. Seek input and then promote agreed upon strategies, including codes affecting downtown buildings, and options for City support for needed

improvements. Develop a combination of “carrot and stick” approaches to improving neglected, dilapidated or hazardous structures.

2. Review and strengthen City ordinances to enforce the cleanup and/or removal of blighted properties that create safety hazards and diminish the overall attractiveness of downtown. Some version of these rules should apply citywide, but these are particularly important in downtown.
3. Promote and coordinate clean-ups and work parties to provide volunteer labor to improve downtown properties. Promote examples of revitalized buildings and publicize model businesses that make improvements.
4. Develop and/or identify incentives for property owners to make exterior and site improvements, such as matching grants, help with plantings and landscaping, advice on cost effective options, reduced prices on materials, and volunteer labor on priority community projects.

“We need to raise standards, raise the bar for the quality of our downtown.”

Objective 1C: Improve and create comfortable, safe and attractive public spaces. Such areas should be inviting for both residents and visitors, and include places for kids to play, people to sit, and information and public art that shares Dillingham’s history and culture (see also Waterfront and Transportation chapters).

Strategies:

1. Establish parks, historic landmarks, and places to learn about Dillingham’s history.
2. Identify a location and develop one central downtown “mini plaza” and several secondary smaller spaces.
3. Establish waterfront parks, trails and view points (see Waterfront Chapter, Goal 3).
4. Establish a cultural and historical park at Kanakanak where old house sites are located.

Objective 1D: Improve transportation routes to accommodate multiple modes of transportation safely and efficiently, within the downtown core and connecting downtown to other areas including the harbor and outlying neighborhoods. Modes of downtown transportation include heavy goods vehicles, other vehicles, ATVs, snowmachines, pedestrians and cyclists (see Transportation chapter for details).

Objective 1E: Address public inebriation (see Community Wellness chapter).

Objective 1F: Promote redevelopment and infill of downtown sites and structures to add new vitality to downtown, increase the availability of housing, address safety concerns, and take greater advantage of downtown’s established infrastructure and underutilized parcels and structures.

Strategies:

1. Prepare a simple inventory of the status of vacant and or under-developed downtown properties, aiming to identify parcels with redevelopment potential. One way to identify such parcels is to compare the ratio of land values to improvements in city assessor records.
2. Work with landowners to better understand and mitigate constraints that limit redevelopment, including access, setbacks, and parcel shapes. For example, investigate options to improve access for the lots immediately east of the City dock. This area offers prime developable land, but several parcels currently do not have physical or legal access.
3. Investigate options for City-sponsored incentives to encourage redevelopment of key downtown parcels. Options include targeted property tax relief, combination of lots, and the purchase and assembling of lots to create more buildable parcels.

Objective 1G: Encourage indoor and outdoor, public and private sector recreational uses downtown (see Public Services and Facilities chapters).

Redevelopment

Though people have lived in Alaska for thousands of years, our cities are quite young. The majority of buildings in Dillingham and the rest of Alaska are “first generation” structures. But buildings, like trees, dogs and people, get old. Successful communities find ways to encourage reinvestment or redevelopment of older structures. Without such efforts, private owners often let these structures languish to the point where they create visual blight and/or safety issues. Alaskan communities are just now reaching the point where they are establishing redevelopment tools common in other parts of the U.S. Examples of redevelopment strategies include:

- Façade improvement programs,
- Improved public infrastructure (e.g., better roads, sidewalks, landscaping, water & sewer),
- Reconfiguration/consolidation of lots,
- “Main Street” programs (e.g., tax incentives for historical restoration, improved downtown marketing),
- Tax increment financing.

GOAL 2: Establish a generalized land use designation map in Dillingham identifying, in broad terms, areas intended for various groups of uses

Objective 2A: Adopt a citywide land use plan map showing generalized intended land uses, using the categories below:

- Residential Focus: primarily low density residential (>1 acre); option for home-based and other businesses compatible with a predominantly residential area.
- Residential Mixed Use: primarily smaller lot and higher density residential (< 1 acre); option for secondary uses, including commercial.
- Commercial Mixed Use: primarily commercial and retail services; option for secondary uses, including residential.
- Waterfront Mixed Use: primarily commercial and industrial, commonly on a seasonal basis; option for secondary uses, including public recreation.
- Industrial: industrial and commercial uses in non-waterfront locations
- Public lands and Institutions “C/I”: primarily commercial and industrial use.
- Public lands and Institutions “PF”: primarily public facilities (for example, schools, police or fire station, sewer treatment, parks).
- Open Space/Watershed/Lower Intensity Use.

Land Use Designation Map

The fundamental element of a comprehensive plan is a land use designation map. Such a map outlines the locations of current uses and the general expectations about locations of future development. The reason almost all American communities develop such a map is that it provides the basis for anticipating and guiding growth, planning for roads and other future infrastructure needs, and protecting neighborhoods and sensitive natural environments.

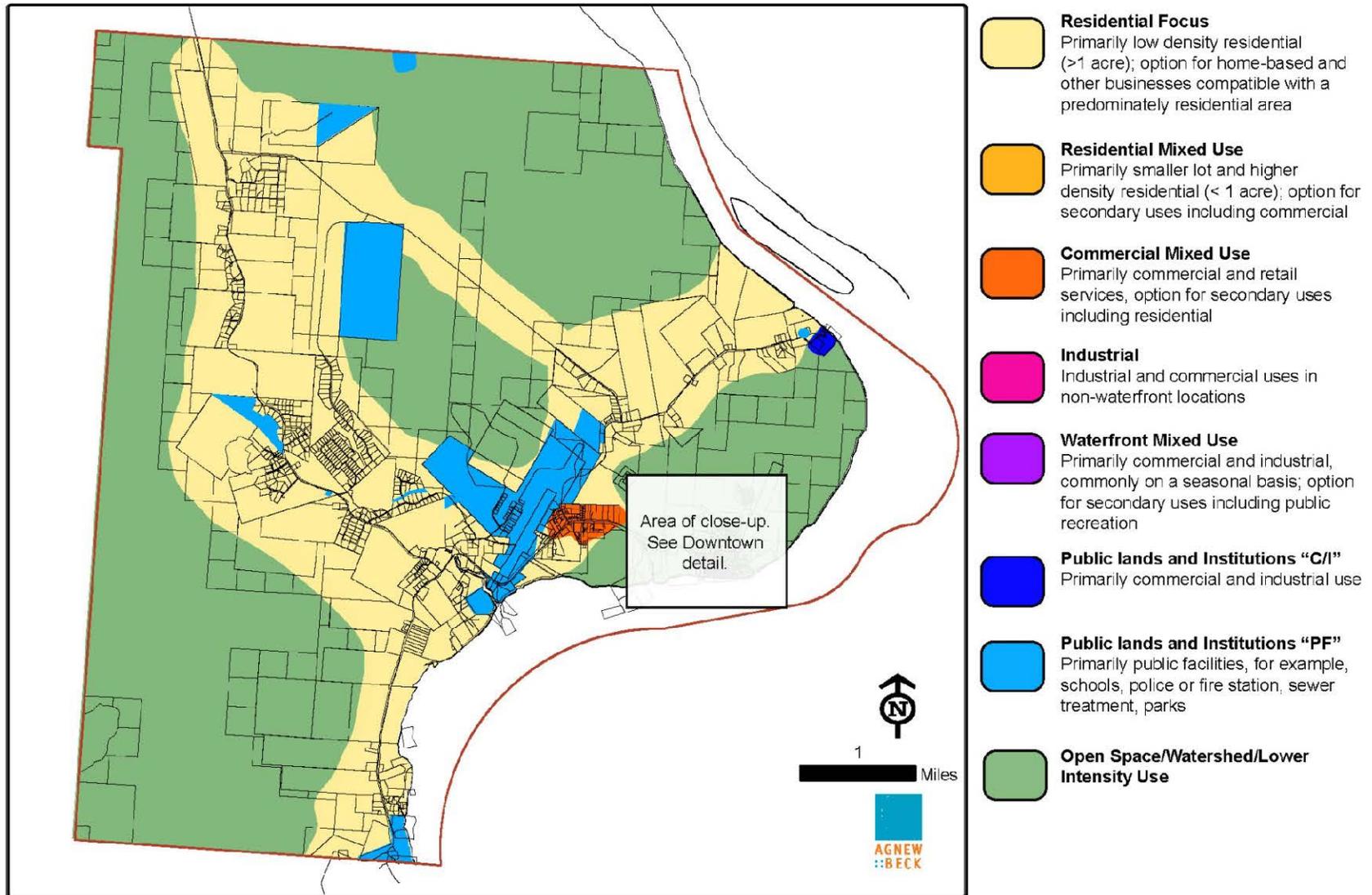
In most communities, this map is developed in two steps:

1. A generalized land use map is created as part of a comprehensive plan. This map has limited regulatory power, but does articulate the community's general intentions for the character and location of future land use. The map in this chapter fits this model.
2. After the Comprehensive Plan is adopted, the community, if it chooses, develops a refined version of the map, with more precise boundaries and clearer intentions for use within different areas, and adopts this as an enforceable tool for guiding use.

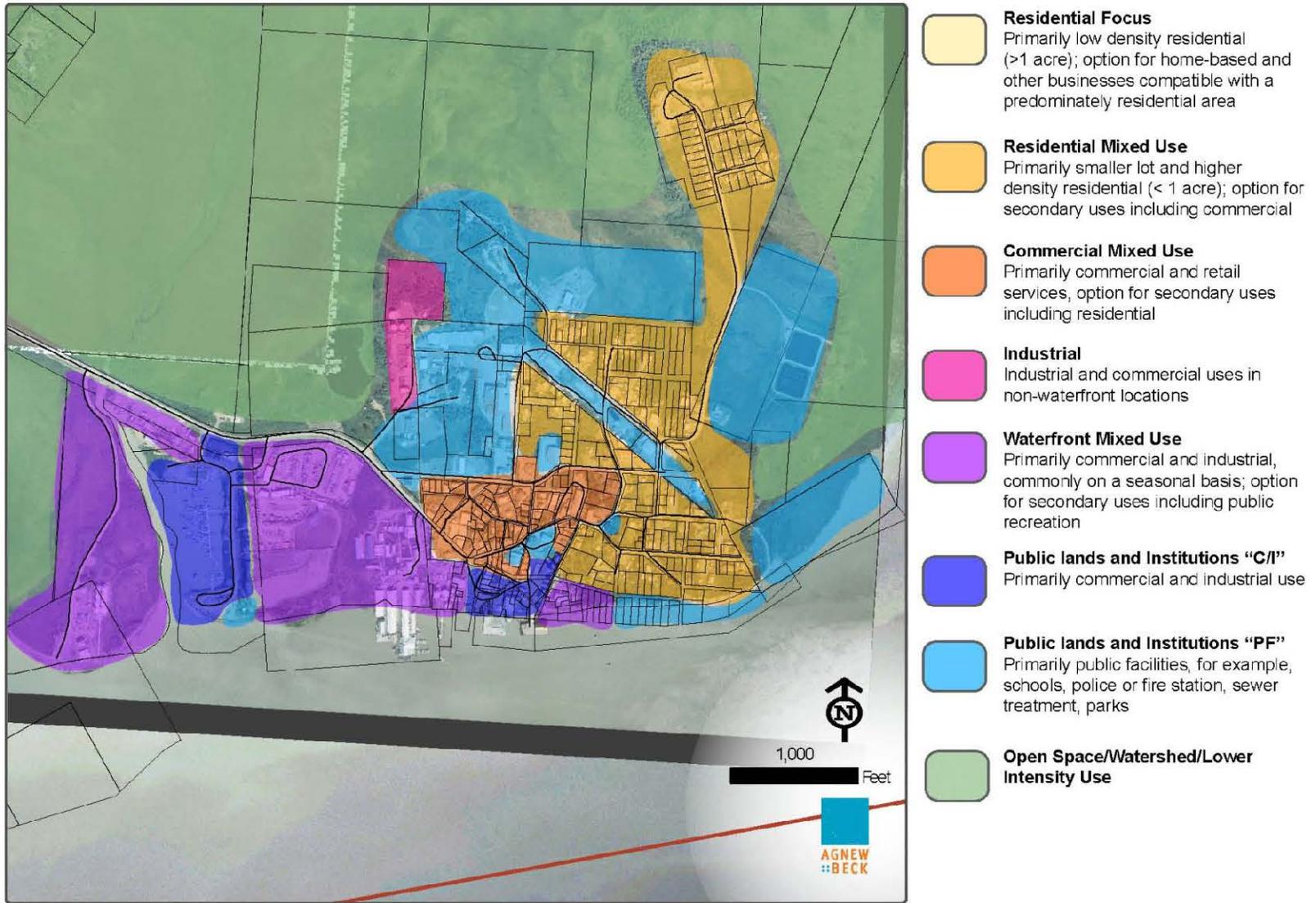
Objective 2B: After the comprehensive plan is adopted, work with landowners, businesses and residents to develop a more precise version of the map and land use categories to be adopted by the City Council to provide more precise guidance for the location, type, and character of future uses.²

² Note: Two 'zoning' districts were identified in 2005 Draft Comprehensive Plan: 1) Urban Residential: Lands served with community sewer and, usually, water utilities; suitable for intensive residential use density up to four dwelling units per acre. 2) Rural Residential: Larger lots for home sites that satisfy criteria of good soils and drainage, freedom from natural hazards, suitability for onsite water and sewer, and accessibility.

Map 4.1 Land Use Designations



Map 4.2 Land Use Designations – Downtown Detail



GOAL 3: Encourage a greater variety of housing types and sizes in Dillingham, including more housing within the purchasing power of young families, single people, school teachers and other workers.

Objective 3A: Encourage more housing downtown to meet demand and take advantage of existing infrastructure, such as water and sewer, and to provide more options for housing within walking distance of work and services.³

Strategies:

1. Establish a mixed-use land use district for downtown to encourage a mix of housing types adjacent to and above retail and commercial uses. Encourage higher density housing including duplexes, townhouses, cottage homes and apartments, both rental and owner-occupied, to provide more housing within the reach of those who cannot afford to, or choose not to, live in outlying areas.
2. Develop a set of specific tools the City can employ to encourage and remove barriers to downtown housing and redevelopment, including tax incentives, infrastructure investments, partnerships with non-profits, and revisions to land use codes.

Objective 3B: Develop design guidelines for moderate and higher density residential development and incentives for implementing these standards. Encourage high quality site design, including policies for energy efficiency, privacy, and quality construction.

Strategies:

1. Draft a set of basic design standards to ensure high quality development.
2. Provide standards that allow for small homes on property held in common.

“There’s a huge gap in the earnings of the Dillingham population; there are many people who have jobs, but who can’t afford a car, a home.”

³ During the preparation of this plan, several people noted that downtown has evolved from a residential area to a more commercial area. The intent of Objective 3A is not to reduce downtown’s ability to serve important commercial functions, but to intensify both commercial and residential development activities.

Objective 3C: Encourage the development of housing for very low income households, supportive housing for people with disabilities and seniors, and for transient populations (e.g., seasonal workers) by building partnerships between non-profit organizations, the Bristol Bay Housing Authority, landowners, developers, and the City.

Objective 3D: Improve the quality of life in the Tower Road housing development by better connecting this area with schools, jobs and merchants in the downtown area, establishing and improving playgrounds and parks, and improving facilities for families living in this area, working with Bristol Bay Housing Authority.

Objective 3E: Develop educational materials for property owners and tenants, and enforce City ordinances to ensure rental units are well managed and maintained.

Objective 3F: Encourage new housing in physically suitable areas just outside downtown. This area offers room for growth and has the benefit of being relatively close to existing services and employment centers, as well as the possibility of connections to the City's water and sewer systems.

GOAL 4: Encourage thoughtful subdivision planning and development to improve access and utility provision to lots and to protect the environment.

Objective 4A: Review and refine the City's existing subdivision ordinances to address:

- Requirements for parks,
- Access requirements and signage standards,
- Onsite water and sewage systems, and
- Open space and easements within and between subdivisions.

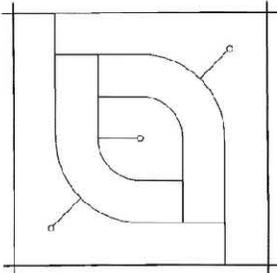
Objective 4B: Develop and make widely available a set of illustrated, generalized subdivision design guidelines and/or covenants. These would supplement the existing code, providing (for example) approaches to road layout and ways to protect trails, wetlands and other sensitive areas.

Objective 4C: Establish a City "conservation/open space" subdivision option which allows for smaller lot sizes and more flexibility in the layout of subdivisions with increased buffers and set-asides to protect environmental quality (see the illustration that follows).

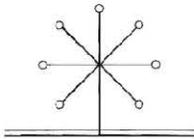
Objective 4D: Work with the BBNA and Native Allotment owners to agree upon recommended subdivision and land use standards to preserve and enhance value, recognizing the special status of these lands.

Figure 4.3 Alternative Subdivision Designs

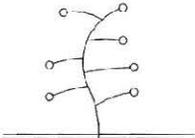
The "Curved and Blocked" System



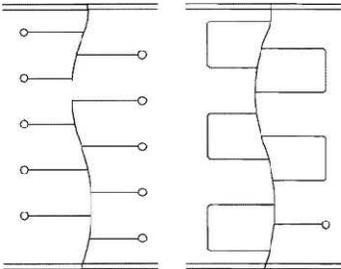
Theoretical Form of the Radial Street System



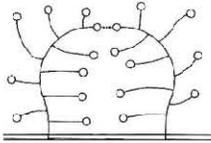
Radial Street System With Branching Access Roads



Schematic Diagrams of Possible Linear Street Subdivision Patterns



Variation on the Radial Street System: Use of an interconnecting Emergency Route

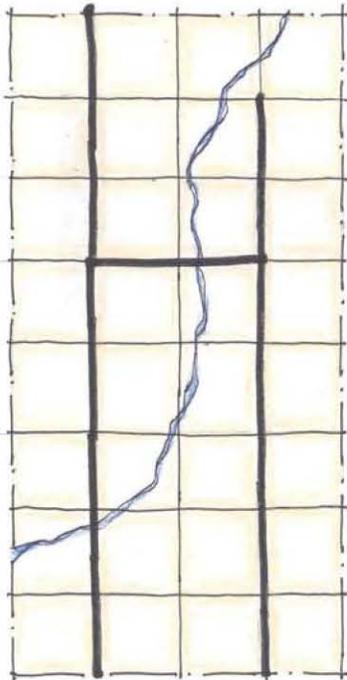


Source: Anderson, Larz T. *Planning the Built Environment*. Chicago: Planners Press, 2000.

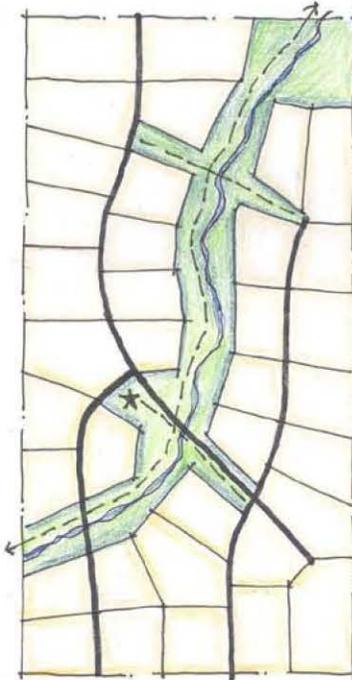
Figure 4.4 Open Space Subdivisions

Subdivision Options - Three Illustrative Alternatives
Illustrative 80 acre parcel

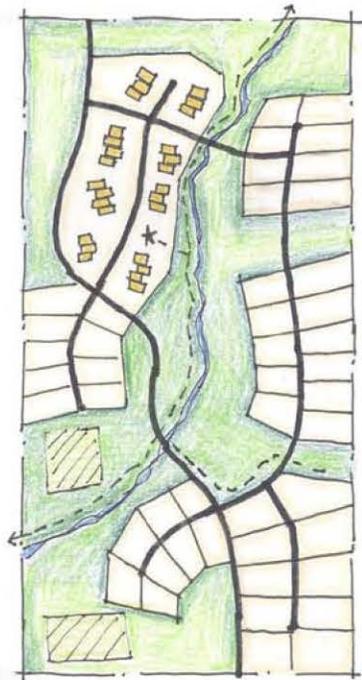
A. Traditional Subdivision
32 lots, 2.5 acre per lot
No reserved open space
(onsite wells and septic)



B. Open Space Subdivision
36 lots, 1.5-2.5 acres per lot
Approximately 15 acres open space
(onsite wells and septic)



C. Open Space Subdivision
50 lots, about .50-75 ac/lot (20-30,000 SF)
Approximately 35 acres open space
(sewer or "neighborhood" septic system)



GOAL 5: Encourage land use practices that conserve energy use and maintain or reduce costs for providing public services at three scales: city-wide, subdivision, and individual homes.

Objective 5A: City-wide scale: The pattern of land use (the degree to which land uses are more concentrated or more spread out) has a powerful, long term effect on the cost of infrastructure and the use of energy. To reduce costs for public services and conserve energy, the land use pattern should encourage concentration, focused on concentrating more development in the core area, where levels of public service are the highest, and then stepping down in both density and level of public service further from the core.

Strategies: See Goals 2 and 3.

Objective 5B: Subdivision scale: Encourage subdivision layouts that concentrate development to reduce need for driving, provide through-access to minimize roundabout routes to reach adjoining subdivisions, and encourage walking (see more under Goal 7). Encourage subdivision plans that work with natural conditions (for example, the relationship to wind and solar access) in ways that reduce energy consumption.

Strategies: See Goal 4.

Objective 5C: Individual homes scale (see Energy chapter).

GOAL 6: Designate land for industrial, institutional and commercial development to support economic and community development and minimize conflicts with other uses.

Objective 6A. Identify land for industrial and heavy commercial uses.

Strategies:

1. Support the commercial fishing industry by reserving sites for potential fish processing facilities, marine-related industrial sites, and marine-oriented commercial uses (see Waterfront chapter).
2. Identify land for possible larger concentrations of future industrial uses in an industrial park.
3. See the Economic Development chapter for recommendations regarding creation of a local business development advocacy group.

Objective 6B: Identify possible sites for new and/or expanded public purposes (see Public Services and Facilities chapter).

GOAL 7: Ensure that existing and future land uses protect the natural environment to maintain:

- **Clean surface water: keep water bodies free from septic pollution, hydrocarbons, and non-point source pollution (such as fertilizers),**
- **Clean well water,**

- **Streams and wetlands: protect natural landscapes and natural systems (for example, to channel stormwater),**
- **Healthy subsistence areas,**
- **Clean air: discourage air polluting industries and monitor pollution from wood burning heat sources,**
- **Natural beauty: landscape features and access to views that accentuate the beauty of the land and water,**
- **Dark night skies: minimize light pollution (for example, direct street lights downward; street lights should be energy efficient), and**
- **Quiet: minimize noise pollution.**

Objective 7A: Identify and map important natural landscape systems. The wetlands map in the Regional Context chapter is one step in this direction, showing features that serve functional values such as channeling runoff and recharging aquifers, and protecting fish and wildlife habitat.⁴ Specific areas to identify and protect include clean water sources to serve residential areas and important subsistence areas (such as Kakanak Beach and berry picking areas).

Strategies:

1. With the preliminary wetlands map described above as a starting point, develop a more thorough “green infrastructure” map, adding other key elements (such as natural hazard areas) as this information becomes available.
2. Use this map as a reference point as subdivisions and other new developments are proposed.

Objective 7B: Establish clear, practical and effective standards for onsite water and well systems, and for “neighborhood” septic treatment systems, and a means to enforce standards.⁵

Strategies:

1. Work with the Alaska Department of Environmental Conservation (ADEC) to draft a new City code to regulate onsite and neighborhood systems. Take

⁴ Natural systems in developed areas are increasingly being referred to as “green infrastructure.” An approach that recognizes and protects reliance on natural systems often is less costly than development of “grey infrastructure” (i.e., piped systems). For example, reducing runoff by minimizing impervious surfaces, coupled with protection of natural systems (such as wetlands and natural drainages) is a less costly way to manage stormwater than construction of a piped stormwater system.

⁵ ADEC no longer regularly enforces onsite septic system and well rules. Currently City ordinances merely references State Code. Dillingham now needs to develop and adopt its own language to guide the installation of onsite well and septic systems, coupled with a practical approach to inspect and approve proposed new systems and to monitor subsurface water quality.

advantage of codes already existing in other small Alaska cities as a template.

2. Review and adopt the code.
3. Provide public information (e.g., a publicity campaign and a brochure), to help residents and landowners understand basic rules (for example, minimum separation of wells and septic systems).
4. Establish new approaches to enforce standards and better monitor water quality, including periodic testing of water wells.
5. Establish buffer zones around streams and water bodies.
6. Work with ADEC to develop regulations that address unconventional septic and wastewater systems.

Objective 7C: Identify and develop long term strategies for mitigating natural hazards, such as erosion and flooding.

Objective 7D: Monitor local air quality as possibly impacted by the use of wood and oil fired stoves and if appropriate, develop long term strategies to reduce impacts.

Strategies:

1. Start within a year to set up a monitoring system and gather baseline air quality data from different points in the community, including the landfill.
2. Periodically test local air quality, to provide an objective reference point for discussions regarding possible impacts of wood and oil burning stoves.
3. Provide public educational information for optimal stove operation; for example, different types of trees, types of stoves, ways to minimize pollution, etc.

Objective 7E: Replant cleared areas and whenever practical minimize the disruption of existing natural vegetation. Where new planting is planned, promote landscaping using native species.

GOAL 8: Prepare development guidelines and regulations to protect property values and neighboring land values. Enforce regulations fairly and uniformly.

Objective 8A: Convene a representative Land Use Working Group to develop and test public acceptance of new rules and regulations for land use. Review and improve the existing land use permit process and develop two new categories of land use policy: a) a conditional use process for specific types of uses and/or scales

of uses that have significant off-site impacts, and b) a set of advisory development use guidelines.

Objective 8B: Review and if necessary improve the City's existing land use permit process.⁶

Strategies:

1. Create a brochure for the City's various permits such as land use, encroachment, floodplain, etc.
2. Clarify situations when a permit is and is not required.
3. Better explain the purpose of the permits to area landowners and residents, using local media. One option is a newspaper column about land use issues, problems to avoid, and information for landowners on topics such as regulations on onsite well and septic systems. Objectives for the City of Dillingham permits include:
 - Create a means to directly provide regulatory information to persons proposing development (e.g., setback requirements).
 - Improve compliance with City ordinances.
 - Keep track of new development so the City can better plan for roads, schools, emergency services and other community needs.
4. Work with the City Council to ensure adequate staffing and correct procedures are available to effectively administer and enforce the permits:
 - Enforcement Capacity: If necessary, in the most egregious cases, this might require tearing down, changing or moving a structure, if for example, a building is on someone else's property or a building creates a significant public hazard.

Advisory Development Guidelines

Communities can establish different types of development standards or development guidelines, depending on the topic and desires of the community.

At one end of this spectrum are explicit, *mandatory* development standards. This level of policy is typically included in zoning or subdivision codes, and sets non-discretionary policy on subjects like setbacks from property lines or building height maximums.

At the other end of the policy spectrum are *advisory* standards. Advisory standards are just that: suggestions for how people should develop their properties, intended as educational tools, but without establishing the rigid requirement for a particular behavior. The guidelines under Goal 8 of this chapter are examples of advisory guidelines.

⁶ The Matanuska Susitna Borough (MSB) has adopted a land use permit process with similar goals as the permit used in Dillingham. The website below gives a good overview of the MSB permit. http://ww1.matsugov.us/planning/index.php?option=com_content&view=article&id=20&Itemid=20197

What is a Conditional Use?

A conditional use is a category of use identified in a zoning code.

Most Alaska communities and boroughs have a conditional use process, with the specific goal of guiding land uses that have potential for significant off-site impacts, such as adult oriented businesses, or auto-wrecking yards. Elements of a conditional use process typically include:

- A. A list of uses that require such a permit (which can vary by location),
- B. A list of general conditions for consideration in the approval of specified uses (e.g. ,standards for traffic or safety impacts),
- C. A review process, typically including a public hearing, where the specific conditions of approval are tied to the planned use.

- Enforcement process: The existing process for issuing fines is expensive and cumbersome. A better option would be for the police to issue a civil citation (like a traffic ticket) that would initiate the enforcement.

Objective 8C: Adopt a conditional use process to protect public safety and the environment.

Strategies:

1. Identify objectives, issues and a time period for developing a conditional use ordinance, working with affected landowners, the Planning Commission and City Council.
2. If supported by the community, develop a zoning code. This would include a map identifying different land use zones, and a list of uses allowed, conditionally allowed, and not permitted within each zone.

Objective 8D: Develop and widely publicize

Good Neighbor Advisory Land Use Guidelines. These guidelines are suggested guidelines and are not legal requirements. Guidelines should address the following:

Water Quality & Erosion

1. Land uses adjoining water bodies should be designed to minimize impacts on water quality by, for example, minimizing the removal of natural vegetation along the edge of lakes, streams and wetlands to keep runoff from driveways, oil and gas, silt, and septic effluents out of the watershed, to reduce bank erosion and provide habitat for wildlife.
2. Where appropriate, use drainage swales, holding basins and similar practices to ensure that runoff from developed areas does not degrade water quality in adjoining water bodies.
3. Maintain sufficient setbacks of buildings from streams, lakes, wetlands and other water bodies to have minimal environmental and visual impact on the adjoining waterway or wetland.
4. Establish buffer zones as needed to reduce the sensory impact on residential areas and roads.
5. Septic systems (see Objective 7B above).

Drainage

6. Development should not disrupt drainage patterns (for example, by diverting or blocking a small stream). The general form of natural contours should be retained.

Natural Vegetation/Site Disturbance

7. Encourage the retention of existing natural vegetation and replant disturbed areas.

Hazards and Sensitive Areas

8. Avoid development in hazard areas, including floodplains, next to eroding bluffs, and on steep slopes. Minimize impacts on wetlands and other sensitive natural environments.

Building Height

9. Limit building heights to not more than three stories, matching the capacity of locally available fire equipment.

Commercial Uses/Home-based Businesses in Predominantly Residential Areas

10. The plan supports a variety of home based businesses and residential-compatible commercial uses in predominantly residential areas, but encourages these uses to minimize negative impacts on neighbors. Subdivisions can address this to some extent through protective covenants. Guidelines for home-based businesses and other commercial activities in predominantly residential areas include:

- Discourage high-volume or high-traffic activities;
- Minimize the offsite evidence of business operation, including noise, litter, odors, and public safety calls;
- Use screening and wider setbacks to reduce the visual impacts of business operations on surrounding residences;
- Screen dumpsters and service entries;
- Avoid using bright lights that wash onto adjoining properties;
- Use unobtrusive signage.

Traffic hazards

11. Avoid the encroachment of private uses onto public lands.

Other

12. Educate the public about safe siting and operation of propane and oil tanks.
13. Plan the location of fire hydrants.
14. Study and develop a sign ordinance.

Objective 8E: Enforce standards and regulations uniformly. Build capacity for better enforcement of City ordinances.

1. Increase the capacity of the Planning Department to review and enforce development standards.

Objective 8F: Acknowledge the legal status of Tribal and traditional lands and practices in developing land use policy. Work to find agreement on standards that apply to all landowners in Dillingham.

GOAL 9: Develop parks, open space, and recreational facilities

Objective 9A. Waterfront (see Waterfront chapter).

Objective 9B. Downtown (see Goal 1).

Objective 9C. Throughout the community: work further with the community to identify and reserve areas for neighborhood and community parks.

Strategies:

1. Prepare a map showing existing and possible new facilities.
2. Establish trails to connect all parts of the community; see trails identified in the Transportation Chapter (new and proposed, e.g. trail along lower Wood River); identify trailheads and areas where new community parks are needed outside of downtown/waterfront.

Objective 9D: Encourage and collaborate on community gardening and community landscaping efforts.

Strategies:

1. Adopt a Corner: Get businesses and organizations to take responsibility for a corner each to beautify and establish gardens around town.

Implementation Plan

Priority Strategies	Timeframe			Primary Responsibility
	0-5 yrs	6-10 yrs	11-20 yrs	
GOAL 1: Improve the safety, accessibility, and appearance of downtown.				
Objective 1A: Establish a downtown working group to refine and implement plans for downtown improvements				
1. Engage business owners, local organizations, and the City Planning Commission in improving downtown.	x			City, plus those listed
Objective 1B: Improve the appearance of buildings and sites				
1. Carry out an educational campaign that promotes priority strategies.	x			City, land owners & businesses
2. Review and improve City codes regarding clean up and/or removal of blighted properties.	x			City
3. Promote and coordinate clean-ups and work parties.	x			City, land owners & businesses
4. Develop and/or identify incentives for property owners to make exterior and site improvements.	x			City
Objective 1C: Improve and create new public spaces				
1. Establish parks historical landmarks and places to learn about Dillingham's history.	x			City, volunteers
2. Identify a location and then develop one central downtown "mini plaza" and several secondary smaller spaces.		x		City, land owners & businesses
3. Establish waterfront parks, trails and view points (see Waterfront Chapter, Goal 3).		x		City, land owners & businesses
4. Establish a cultural and historical park at Kanakanak where old house sites are located.			x	City, land owners & businesses
Objective 1D: Improve circulation for heavy goods vehicles, other vehicles, pedestrians and cyclists – see transportation chapter				
Objective 1E: Public inebriation – see Community Wellness chapter				
Objective 1F: Promote redevelopment and infill of downtown sites and structures				
1. Inventory vacant and/or under-developed downtown properties.	x			City
2. Work with landowners to better understand and mitigate constraints that limit redevelopment.	x			City, land owners & businesses
3. Investigate incentives to encourage redevelopment.	x			City
Objective 1G: Encourage indoor and outdoor, public and private sector recreational uses downtown. – see <i>Public Services and Facilities</i> chapter				
GOAL 2: Establish a generalized plan for future land use in Dillingham identifying, in broad terms, areas intended for various groups of uses				

Priority Strategies	Timeframe			Primary Responsibility
	0-5 yrs	6-10 yrs	11-20 yrs	
Objective 2A: Develop a citywide land use designation map showing intended uses				
Done as part of this comp plan	x			City
Objective 2B: After the comprehensive plan is adopted, work with landowners, businesses and residents, to develop a more precise version of the map and land use categories				
	x			City, land owners & businesses
GOAL 3: Encourage a greater variety of housing types and sizes of in Dillingham				
Objective 3A: Encourage more housing in downtown				
1. Establish a downtown mixed use land use district.	x			City
2. Develop tools to encourage higher density housing in downtown, including duplexes, townhouses.	x			City, land owners, non-profits
Objective 3B: Develop design guidelines for higher density developments and incentives for implementing them that maximize site potential in design, construction, and energy conservation				
1. Draft a set of basic design standards.	x			City
2. Provide standards that allow for “cottage homes” and other developments of housing units on property held in common.		x		City
Objective 3C: Encourage the development of housing for very low-income households				
		x		City, non-profits
Objective 3D: Improve the quality of life in the Tower Road housing development				
		x		City, non-profits
Objective 3E: Develop educational materials for property owners and tenants and enforce City ordinances to ensure rental units are well managed and maintained				
	x			City, non-profits
Objective 3F: Encourage new housing in physically suitable areas in the ring of land just outside of downtown, but as close as possible to existing services and employment centers				
		x		City
GOAL 4: Encourage thoughtful subdivision planning and development to improve access and utility provision to lots and to protect the environment				
Objective 4A: Review and refine the City’s existing subdivision ordinances regarding access, onsite water and septic systems, parks, open space and easements within and between subdivisions				
	x			City, BBNA, landowners
Objective 4B: Develop and make widely available a set of illustrated, generalized subdivision design guidelines				
		x		City
Objective 4C: Establish a City “conservation/open space” subdivision option which allows for smaller lot sizes and more flexibility in the layout				

Priority Strategies	Timeframe			Primary Responsibility
	0-5 yrs	6-10 yrs	11-20 yrs	
		x		City
Objective 4D: Work with BBNA and Native Allotment owners to agree upon recommended subdivision and land use standards, recognizing the special status of these lands				
	x			City, plus those listed
GOAL 5: Encourage land use practices that conserve energy use and maintain or reduce costs for providing public services at three scales: city-wide, subdivision, and individual homes.				
Objective 5A: City-wide scale: Reduce costs for public services and conserve energy by encouraging the concentration of higher density of development and highest levels of public services in the core area				
Strategies: See Goals 2 and 3.	x			
Objective 5B: Subdivision scale: Encourage subdivision layouts that concentrate development and that work with natural conditions, for example, a relationship to wind and solar access that reduces energy consumption.				
Strategies: See Goal 4.	x			
Objective 5C: Individual homes scale (see Energy chapter)				
GOAL 6: Designate land for industrial, institutional and commercial development to support economic and community development and minimize conflict with other uses.				
Objective 6A: Identify land for industrial and heavy commercial uses.				
1. Reserve site(s) for fish processing, marine-related industrial sites and marine oriented commercial uses (see Waterfront chapter).	x			City
2. Identify land for possible larger concentrations of future industrial uses in an industrial park.	x			City, land owners, businesses
<u>Objective 6B</u> : Identify possible sites for new and/or expanded public facilities – <i>see also Public Services and Facilities chapter</i>				
		x		
GOAL 7: Ensure that existing and future land uses protect the natural environment to maintain quality of surface water, well water, subsistence, habitat, etc.				
<u>Objective 7A</u> . Identify and map primary elements of important natural landscape systems				
1. Develop a natural systems map building from the preliminary wetlands map, adding other key elements, such as natural hazard areas, as this information becomes available.		x		City, State of Alaska, US Army Corp
2. Use this map as a reference point as subdivisions and other new developments are proposed.		x		City
Objective 7B. Establish standards for onsite water and well systems and “neighborhood” septic treatment systems, and a means to enforce standards				

Priority Strategies	Timeframe			Primary Responsibility
	0-5 yrs	6-10 yrs	11-20 yrs	
1. Work with AK DEC to draft a new City code to regulate onsite and neighborhood systems.	x			City, State of Alaska
2. Review and adopt the code.	x			City
3. Provide public information to ensure that residents and landowners understand the basic code rules.	x			City
4. Establish new approaches to enforce standards, including periodic testing of water wells.	x			City
5. Establish buffer zones around streams and water bodies.	x	x		City/BBNA/BIA
6. Work with ADEC to develop regulations that address unconventional septic and wastewater systems.	x	x		City/State
Objective 7C. Identify and develop long term strategies for mitigating natural hazards, such as erosion and flooding				
	x			City, State of Alaska, US Army Corp
Objective 7D. Monitor local air quality as possibly impacted by use of wood fired stoves and if appropriate, develop long term strategies to reduce impacts.				
1. Start within a year to set up a monitoring system and gather baseline air quality data from different points in the community, including the landfill.	x			City, State of Alaska, university of Alaska BB Campus
2. Periodically test local air quality, to provide base data for discussions regarding impacts of wood burning stoves.		x		City, State of Alaska, UAF BB Campus
3. Provide educational information for optimal stove operation; for example, different types of trees, size of stoves, etc.		x		City, State of Alaska, UAF BB Campus
GOAL 8: Prepare development guidelines and regulations to protect property values and neighboring land values. Enforce regulations fairly and uniformly.				
Objective 8A. Convene a representative Land Use Working Group to develop and test public acceptance of new rules and regulations for land use.				
	x			City, Tribe, Choggiung BBNA, other land owners
Objective 8B. Review and if necessary improve the City's existing land use permit process.				
1. Create a brochure for the City's permits for land use, floodplain development, encroachments, etc.	x			City
2. Clarify situations when a permit is needed and not needed.	x			City

Priority Strategies	Timeframe			Primary Responsibility
	0-5 yrs	6-10 yrs	11-20 yrs	
3. Explain the purpose of the permit to area land owners and residents, using local media.	x			City
4. Work with the City Council to ensure adequate staffing and correct procedures are available to effectively administer permits.	x			City
Objective 8C. Adopt a conditional use process to protect public safety and the environment				
1. Identify objectives and a schedule for developing a conditional use ordinance.	x			City, with land owners
2. Adopt land use zones and for each define uses allowed, conditionally allowed, and not permitted.	x			City
Objective 8D. Develop and widely publicize "Good Neighbor" Advisory Land Use Guidelines				
		x		City
Objective 8E. Enforce standards and regulations uniformly. Build capacity for better enforcement of City ordinances.				
	x			City
Objective 8F. Use Land Use Working Group to acknowledge legal status of tribal and traditional lands and practices; find agreement on standards that apply to all landowners				
	x			City
GOAL 9: Develop Parks, Open Space, and recreation				
Objective 9A. Waterfront – see waterfront section				
Objective 9B. Downtown – see goal 1				
Objective 9C. Rest of town – work further with the community to map and reserve areas for neighborhood and community parks				
1. Prepare a map showing existing and possible new park facilities.	x			City
2. Establish trails to connect all parts of the community.	x			City
Objective 9D. Encourage and collaborate on community gardening and community landscaping efforts				
3. "Adopt a Corner" - get businesses and organizations to take responsibility for a corner each to beautify and establish gardens around town.	x	x		City coordinating local businesses & landowners