

RESOLUTION 2012-07

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving the Preliminary Plat for Bear View Subdivision

WHEREAS, the City of Dillingham Planning Department received all the documents required for the preliminary plat of Bear View Subdivision as of March 8, 2012; and

WHEREAS, the Dillingham Planning Commission did hold a public hearing on the preliminary plat of Bear View Subdivision, March 27, 2012; and

WHEREAS, the Dillingham Planning Commission reviewed the preliminary plat for compliance with the requirements for Titles 15 and 17 of the Dillingham Municipal Code; and

WHEREAS, in order to complete the land subdivision pursuant to AS 40.15.070, a land survey must be performed, monuments set, and a plat created for recording which will facilitate the exchange of property ownership; and

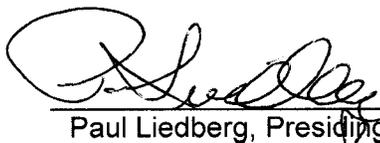
WHEREAS, the Dillingham Planning Commission has approved Variance 2012-02 allowing variance to DMC 17.07.090 Exceptions to road standards; and

WHEREAS, the preliminary plat for Bear View Subdivision conditionally meets the requirements of the Dillingham Municipal Code with the above variances;

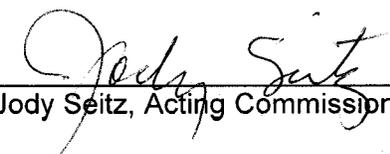
THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, approves the preliminary plat for Bear View Subdivision with the following conditions:

1. Remove the GPS coordinates from westernmost North/south lot line.
2. Update the Notes section to reflect current needs.....i.e. remove Notes 4 and 6 and correct Note 3 to reflect the public access easement.
3. Spell out the Note for (DOT) Rec. Dim. Per Alaska Department of Transportation and Public Facilities.
4. Per DMC 17.07.090 D and E, the following must be written on the plat and attached to the deed for subdivided lots:
 - a. The road granted the exception does not conform to the road standards of Title 17.
 - b. The city, while accepting the dedication of the right-of-way, does not accept responsibility for road improvement or maintenance.
 - c. The lots cannot be sold until the road is improved to the standards required by Title 17.
5. Request the name of the road, Ridgeway Drive, be placed on the road which accesses Blackie's Nob and Blueberry Hill Subdivision.
6. Request that the road be named which leads to Lots 3 and 2 and designated as unimproved.

APPROVED AND ADOPTED THIS 27th DAY OF March, 2012.



Paul Liedberg, Presiding Officer



Jody Seitz, Acting Commission Clerk