

**RESOLUTION 2013-23**  
**A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

Recommending Dillingham City adopt a minimum acreage ordinance for subdivision lots

WHEREAS, the Alaska Rural Water Association in 2008 found that the City of Dillingham is at high risk of contaminating its underground aquifers due to the high number of wells and septics in the City; and

WHEREAS, more than two-thirds of the community relies on on-site wells for their domestic water supply; and

WHEREAS, the purpose of this resolution is to protect the community's underground water supply from pollution due to the proliferation of on-site wells and septics; and

WHEREAS, the City has not adopted standards for subdivision lot size since the ADEC regulations calling for state subdivision review by ADEC were repealed in 1996; and

WHEREAS, the City has no ordinance at present to prevent citizens from overbuilding on their lots; and

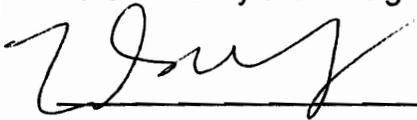
WHEREAS, the lack of such an ordinance means the Planning Commission and Staff have no tools to assure that there is room on subdivision lots for adequate separation of wells and septics; and

WHEREAS, the lack of a minimum acreage for subdivision lots may also result in unusable parcels;

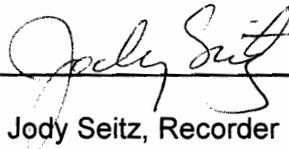
WHEREAS, the City of Dillingham Planning Commission resolved March 24, 2009, that the City adopt a minimum acreage for subdivision lots; and

THEREFORE, the City of Dillingham Planning Commission requests that the City Council direct the Planning Commission to proceed with researching and developing standards specifying minimum acreage for a variety of types of development, from single family to multi-family and other types of development as well as appropriate grandfather language and methods for mitigating non-standard lots.

ADOPTED by the Dillingham Planning Commission December 17, 2013.



Bill Rodawalt, Presiding Officer



Jody Seitz, Recorder