

Planning Commissioners

Sabrina Savo, Seat A
Brad Archer, Seat B
Gregg Marxmiller, Seat C



William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Chair, Seat F
Vacant, Seat G

DILLINGHAM PLANNING COMMISSION

David B. Carlson Council Chambers

Dillingham City Hall, 141 Main Street, Dillingham, AK 99576

| | | |
|------------------------|------------------|--------------------------|
| REGULAR MEETING | 5:30 P.M. | DECEMBER 16, 2015 |
|------------------------|------------------|--------------------------|

Teleconference: 1-800-791-2345; participant code 19531

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - a. Regular Planning Commission Meeting, May 13, 2015page 3
- 4. APPROVAL OF AGENDA**
- 5. COMMUNICATIONS**
 - a. Communications to the Planning Commission
 - b. Planners Reportpage 9
 - c. Citizen’s Comments on Items Not on the Agenda
- 6. PUBLIC HEARINGS**
 - a. Replat of Lots 1 & 2 of Block 1 of Floatplane Subdivisionpage 39
- 7. UNFINISHED BUSINESS**
- 8. NEW BUSINESS**
 - a. Adopt Resolution 2015-14 Approving a Long Term Encroachment at City Dock Lift Station to Adjust Height of Transformer and Vaultpage 21
 - b. Adopt Resolution 2015-15 Approving a Long Term Encroachment to Bury Communication Conductor in Order to Remove Harbor Spur Road Crossing ...page 27
 - c. Adopt Resolution 2015-16 Approving a Long Term Encroachment to Install a Street Light at Lot 2B Block 18 White Subdivisionpage 33

- d. Adopt Resolution 2015-17 Recommending Replat of Lots 1 & 2 of Block 1 of Floatplane Subdivisionpage 39
- e. Nerka Road 95% Design and Teal Lane Extensionpage 43

9. CITIZEN COMMENTS

10. COMMISSIONER COMMENTS

11. ADJOURNMENT

I. CALL TO ORDER

The regular meeting of the Dillingham Planning Commission was called to order by Chair Julie Baltar at 5:37 p.m.

II. ROLL CALL (quorum is 4)

Members present:

Sabrina Savo, Seat A
Gregg Marxmiller, Seat C
William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F

Public:

Bradford Archer, BBAHC
Sabrina Harchetti, BBAHC
Nick Wahl

Staff in Attendance:

Jody Seitz, City Planner, Recorder

III. APPROVAL OF THE MINUTES OF April 8, 2015.

MOTION: Andy Anderson moved and Gregg Marxmiller seconded the motion to approve the minutes of April 8, 2015.

VOTE: Unanimous consent to approve the minutes.

IV. APPROVAL OF THE AGENDA

MOTION: Andy Anderson moved and Gregg Marxmiller seconded the motion to approve the agenda.

VOTE: The agenda was approved unanimously.

V. COMMUNICATIONS

- A. Communications to the Planning Commission
Planner Seitz reported on the invitation to agencies to comment on the Nerka Roads subdivision plans. Commission discussed and decided to wait to comment until after the June public meeting. Chair asked if there was an agreement with the City to own the streets once the project was completed.
ADOT Kananak Road project – there will be a detour over Waskey Road for some time as the crews install new culverts in the airport Wye. Planner Seitz has approved the road name for a private road access easement. Nelson Avenue will replace Ridgeway Drive on road signs and

the address map, but Ridgeway Drive will remain as a platted right of way on Blackie's Knob subdivision.

- B. Planner Seitz reviewed her report with the Commission.
- C. Citizen's comments – no Citizens commented.

VI. PUBLIC HEARINGS

- A. Dental Annex Subdivision – no testimony
- B. Pacer Subdivision Final Plat – no testimony
- C. Six Year Capital Improvement plan update for FY17 – no testimony
- D. Name Change Ridgeway Drive – no testimony

VII. UNFINISHED BUSINESS

- A. Resolution 2015-06 Recommending Revisions to Title 15 Floodplain Management

MOTION: Andy Anderson moved to adopt and William Corbett seconded the motion to approve Resolution 2015-06 Revisions to Title 15 Floodplain Management.

DISCUSSION:

- Concern about definitions of what is considered a dependent use, that the language might be too specific, and particularly about restrictions on storage for processing plants.
- Seitz clarified difference between V zone and A zone.
- No further discussion.

VOTE: The motion was unanimously approved.

- B. Title 18 Land Use

MOTION: William Corbett moved and Gregg Marxmiller approved the motion to postpone amendments to Title 18 indefinitely.

DISCUSSION: No discussion.

VOTE: The motion was approved unanimously.

- C. Resolution 2015-13 Rescind 2015-03 and Approve Dental Annex Subdivision Preliminary Plat

MOTION: Andy Anderson moved to approve and Gregg Marxmiller seconded the motion to rescind Resolution 2015-03 and approve Resolution 2015-13 approving Dental Annex Subdivision Preliminary Plat

DISCUSSION: Seitz explained that Resolution 2015-03 should be rescinded because it put a condition on the landowner which was unnecessary. The landowner was not required to replat their property to remove an encroachment on one of their lots.

VOTE: Motion carries unanimously.

VIII. NEW BUSINESS

A. Resolution 2015-05 Unsigned minutes and resolutions.
Planner Seitz recommended the commission not approve this. The City Clerk takes the approval from the minutes and staples it with the unsigned minutes.
The Planning Commission took no action on Resolution 2015-05.

B. Resolution 2015-07 Approving Dental Annex Subdivision Final Plat

MOTION: Gregg Marxmiller moved and Andy Anderson seconded the motion to approve Resolution 2015-07.

DISCUSSION: No discussion. Andy Anderson moved the previous question.

VOTE: The vote was unanimous to approve Resolution 2015-07.

C. Resolution 2015-08 Approving Pacer Subdivision Final Plat

MOTION: Gregg Marxmiller moved to approve and William Corbett seconded the motion to approve Resolution 2015-08.

DISCUSSION: No discussion. Andy Anderson moved the previous question.

VOTE: The vote was unanimous to approve Resolution 2015-08.

D. Resolution 2015-09 Recommending 2015 CIP Update

MOTION: Andy Anderson moved and Sabrina Savo seconded the motion to approve Resolution 2015-09.

DISCUSSION:

- Seitz explained that there was a revised version for this meeting due to the request from Council to include the Dillingham City Schools projects in the CIP. Seitz explained the capital projects plan's purpose, criteria used to score the projects, and that the plan the commission adopts lays the groundwork for the day when there will be more funding. The projects in the top priority are primarily needed for health and safety reasons. Other criteria could be factored in with more funding. She explained the overall purpose of the CIP was to direct capital spending and budget for it over the long run, that the public process is required by many programs and state law.

- Question about Tribal Transportation dollars and why Nerka Roads is on the City's plan. Seitz explained that the schools are city facilities. The idea is to support projects that are community goals.
- Commented that it helps the Tribe get funding for their projects and shows that public dollars are being spent on publicly supported projects.

Andy Anderson moved the previous question.

VOTE: Resolution 2015-09 was approved unanimously.

E. Resolution 2015-10 Amend DMC 2.68 Speed Limits

MOTION: Andy Anderson moved and William Corbett seconded the motion to approve Resolution 2015-10.

DISCUSSION:

- Seitz explained that the revised version handed out tonight changed the additional language to be under part C, which does not require a public hearing for every street light the commission approves, instead of B which requires a public hearing for the actions in that section.
- Gregg Marxmiller moved the previous question.

VOTE: The vote was unanimous to approve Resolution 2015-10.

F. Resolution 2015-11 Long Term Encroachment Permit for Main St

MOTION: William Corbett moved and Gregg Marxmiller seconded the motion to approve Resolution 2015-11.

DISCUSSION:

- Seitz clarified the conditions for the commission.
- William Corbett moved the previous question.

VOTE: Resolution 2015-11 was approved unanimously.

G. Resolution 2015-12 Access to lots on ASLS 2005-51

MOTION: William Corbett moved and Gregg Marxmiller seconded the motion to approve Resolution 2012.

DISCUSSION:

- Seitz displayed a draft plat of Kenny Wren road possible easement and the problem of the landlocked parcel Tract B within the ASLS 2005-51. She described the potential change requested by Nushagak to make the road safer and provided other details about the transaction with the state.

- Discussion about getting access cleared up.
- Commented that this could years. Seitz says hopefully no.
- Andy Anderson moved the previous question.

VOTE: Resolution 2015-12 was approved unanimously.

X. CITIZEN'S COMMENTS

All the citizens had departed by this time.

XI. COMMISSIONER COMMENTS

- Julie – First Sabrina – it’s nice to have you here.
- Sabrina – I thought I wasn’t going to be here. I had a trip postponed until next week.
- Andy – I was around when she (Seitz) got started and she quickly became a “born planner” from scratch. And you did well. Wish you well.
- Gregg – Thanks Jody for all her work and for helping me with my position. I appreciate the effort she puts into her work and she’ll be missed by me!
- William – Thank-you – have fun. Enjoy movies, fast food, fast internet. 1 gig per second.
- Julie – We really appreciate all your efforts. A privilege to serve with you and your assistance on the planning commission. You did a good job serving the commission.
- Julie – BBNA is working on a transit project. We don’t know who would manage it down here in Dillingham. Aleknagik purchased a van and is discussing routes and may ultimately look at acquiring more buses. BBNA is trying to understand the need. Transit is big for people that tend to be poor and don’t have the ability to have cars. Something on the horizon.
- Julie -Thank-you Jody and everyone. I thought this would take longer!
- Sabrina – I read your job description and I’m definitely not going to be applying. How does she do all that? I got my plate full now at BBNA!

XI. ADJOURNMENT

Adjourned at 6:56

Julie Baltar, Chair

ATTEST:

Jody Seitz, Recorder

Mayor
Alice Ruby



Dillingham Planning Commission

Sabrina Savo, Seat A
Brad Archer B
Gregg Marxmiller, Seat C
William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F, Chair
Vacant, Seat G

Manager
Rose Loera

MEMORANDUM

Date: December 16, 2015
To: Planning Commission
From: Rose Loera, City Manager
Subject: Report to Planning Commission

Planner Position Update: The City continues to recruit to fill the Planner vacancy. For the interim, a Request for Proposal for Planner Services has been put out for bid with a closing date of December 21, 2015. This contract would remain in place until a candidate can be found to fill the vacancy.

Commissioner Terms Due to Expire: Two seats will expire at the end of December. Both individuals, William Corbett and Sabrina Savo, were sent an email, December 7, asking if they were interested in continuing to serve on the Planning Commission. This would be for a three year term for each seat.

They were asked to file their letter of interest by December 31, 2015, attention Mayor Ruby, in care of City Clerk. The appointments will be made at the January 13 City Council meeting.

Status of Subdivisions in Progress: Pacer, Seven D's, and Edra Garage subdivisions have all been recorded.

Plat Correction: Please note the Preliminary Plat for PC Resolution 2015-17 lists Paul Liedberg as the Chairperson of the Planning Commission. This will be changed on the final plat.

Permitting:

Encroachment Permits:

LTE 2015-06 Bury Electrical at Lot 7A Block 2, Spruce Drive Resolution No. 2015-58
LTE 2015-07 Span Guy Across Main Street Resolution No. 2015-62

These time sensitive items were brought before the City Council for approval without review by the Planning Commission. No action needs to be taken.

Land Use Permits: LUP 2015-05 Construction of Residential Home and Shop/Garage at Lot 7A Block 2, Sundance Subdivision

This permit was approved. No action needs to be taken.



LONG TERM ENCROACHMENT PERMIT 2015-06

This encroachment Permit is authorized by the City of Dillingham as specified by Chapter 12.08 of the Dillingham Municipal Code.

It is issued to:

NAME: Nushagak Cooperative

PROJECT ADDRESS: Lot 7A Block 2 Spruce Street

TELEPHONE: 907-842-5251

To provide a new URD Utility Service Drop. Communication will be pulled from intersection of Alder and Spruce. Power will come from pole on Spruce.

Other special conditions:

- 1) One form of location information will be provided after the installation, whether an as-built or GPS coordinates;
- 2) The road will be returned to its original condition and compaction; and
- 3) At least 48 hours' notice be given to the City of Dillingham Administration prior to working in the street.

ISSUED BY:

Rose Roera

City Staff

10-3-15

Date

2015-06



Encroachment Permit Application
City of Dillingham
PO Box 889, Dillingham, Alaska 99576

Application received: 9 / 25 / 15

Fee Paid \$: P.O. # 2015-179

Applicant Name: Nushagak Cooperative

Phone Number: 842-5251

Owner's Name: Nushagak Cooperative

Mailing Address: PO Box 350

City, State, Zip Code: Dillingham, Alaska 99576

Phone Number: 842-5251 Fax: 842-2790

Email: wchaney@nushagak.coop

Property Location/Description: Lot 7A Block 2 Spruce Street

Basis for encroachment permit request: New URD Utility Service Drop

Other special conditions: Communications will be pulled from intersection of Alder and Spruce, power will come from pole on Spruce, map attached.

Short Term Permit Long Term Permit Period requested: from 09 / 25 / 15 to - / - / -

Provide all requested information above and attach appropriate as-built survey. You must include the \$75.00 non-refundable encroachment permit fee with your application to be processed.

Information included in this permit application is, to the best of my knowledge, true and complete. I acknowledge and will comply with the requirements set forth by this encroachment permit. I acknowledge that this permit does not grant approval to any other federal, state, or city permits that may be required.

Applicant's signature: William Chaney Date: 9-25-15
Landowner's signature: _____ Date: _____

To Be Completed By City:

| | |
|--|----------------|
| | <u>9-28-15</u> |
| City Manager | Date |
| | <u>10-3-15</u> |
| Planning Director | Date |
| | <u>9/28/15</u> |
| Public Works Director | Date |
| Action Taken by City: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Incomplete, return to applicant | |

Council Resolution No. 2015-58 PC Res. No. N/A

4'x8' service location

Cleared Lot

New 4/0, 6 Pair and RG11 URD service 158' in length from pole L71-8A

L71-8A

L71-8

25 pair Telephone and 1/2" CATV trunk will need to be extended to the site from pole L71-8 to pole L71-8A 360' away buried in easement.

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2015-58

**A RESOLUTION OF THE DILLINGHAM CITY COUNCIL APPROVING
INSTALLATION OF BURIED ELECTRICAL UTILITIES AT LOT 7A, BLOCK 2,
SPRUCE STREET**

WHEREAS, a citizen would like to have electrical lines installed to his new house on a lot off of Spruce Street; and

WHEREAS, the burial of these utilities is not anticipated to present a safety hazard now or in the future; and

WHEREAS, the City Public Works Department and Volunteer Fire and Public Safety Departments do not object to this encroachment; and

WHEREAS, the application for the encroachment permit was filed with the City on September 25, 2015, and has not had a review by the Planning Commission; and

WHEREAS, time is of the essence because the weather is turning cold; and

WHEREAS, the lines will be buried 3 feet deep in the road; and

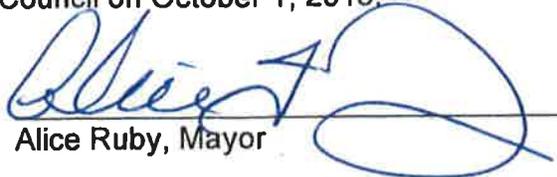
WHEREAS, Nushagak Electric will do the trenching, lay the wire and compact the road back to its original condition; and

WHEREAS, there is no cost to the city for this encroachment permit;

NOW, THEREFORE, BE IT RESOLVED that the Dillingham City Council waives the Planning Commission recommendation and approves the permanent encroachment of utilities in the street at Lot 7A, Block 2, Spruce Street, with the following conditions:

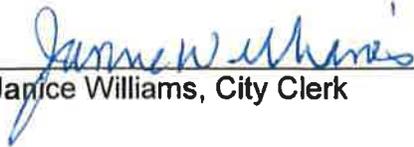
1. that Nushagak Cooperative provide notice to the Planning Department 48 hours prior to working in the public right of way;
2. that Nushagak Cooperative return the street to its original condition as stated above; and
3. that Nushagak Cooperative provide GPS coordinates or an as-built of the location of the buried electrical line to the City Planning Department within one month of the burial of the line.

PASSED and ADOPTED by the Dillingham City Council on October 1, 2015.


Alice Ruby, Mayor

ATTEST:

[SEAL]



Janice Williams, City Clerk



LONG TERM ENCROACHMENT PERMIT 2015-07

This encroachment Permit is authorized by the City of Dillingham as specified by Chapter 12.08 of the Dillingham Municipal Code.

It is issued to:

NAME: Nushagak Cooperative

PROJECT ADDRESS: USS 2732 Block 19 Lots 8 and 9, and USS 2541 Lot 2

TELEPHONE: 907-842-5251

To install a span guy across Main Street to back up pole D11 to raise height of Telcom.

Other special conditions:

- 1) One form of location information will be provided after the installation, whether an as-built or GPS coordinates;
- 2) The road will be returned to its original condition and compaction; and
- 3) At least 48 hours' notice be given to the City of Dillingham Administration prior to working in the street.

ISSUED BY:

Janice Williams
City Staff

11-6-15

Date



Encroachment Permit Application
 City of Dillingham
 PO Box 889, Dillingham, Alaska 99576

2015-07
RECEIVED

NOV 04 2015
 CITY OF DILLINGHAM
 CITY CLERK

Application received: ___/___/___

Fee Paid \$: P.O.# 2015-194

Applicant Name: Nushagak Cooperative
 Phone Number: 907-842-5251
 Owner's Name: City Of Dillingham
 Mailing Address: box 350
 City, State, Zip Code: Dillingham, Alaska 99576
 Phone Number: 907-842-5251 Fax: 907-842-2790
 Email: wchaney@nushagak.coop
 Property Location/Description: USS 2732 Block 19 Lot's 8 and 9, and USS 2541 Lot 2

Basis for encroachment permit request: Install a span guy across main street to back up pole D11 to raise height of Telcom

Other special conditions: _____

Short Term Permit Long Term Permit Period requested: from 11 / 3 / 15 to - / - / -

Provide all requested information above and attach appropriate as-built survey. You must include the \$75.00 non-refundable encroachment permit fee with your application to be processed.
Information included in this permit application is, to the best of my knowledge, true and complete. I acknowledge and will comply with the requirements set forth by this encroachment permit. I acknowledge that this permit does not grant approval to any other federal, state, or city permits that may be required.

Applicant's signature: *William Chaney* Date: 11-3-15
 Landowner's signature: _____ Date: _____

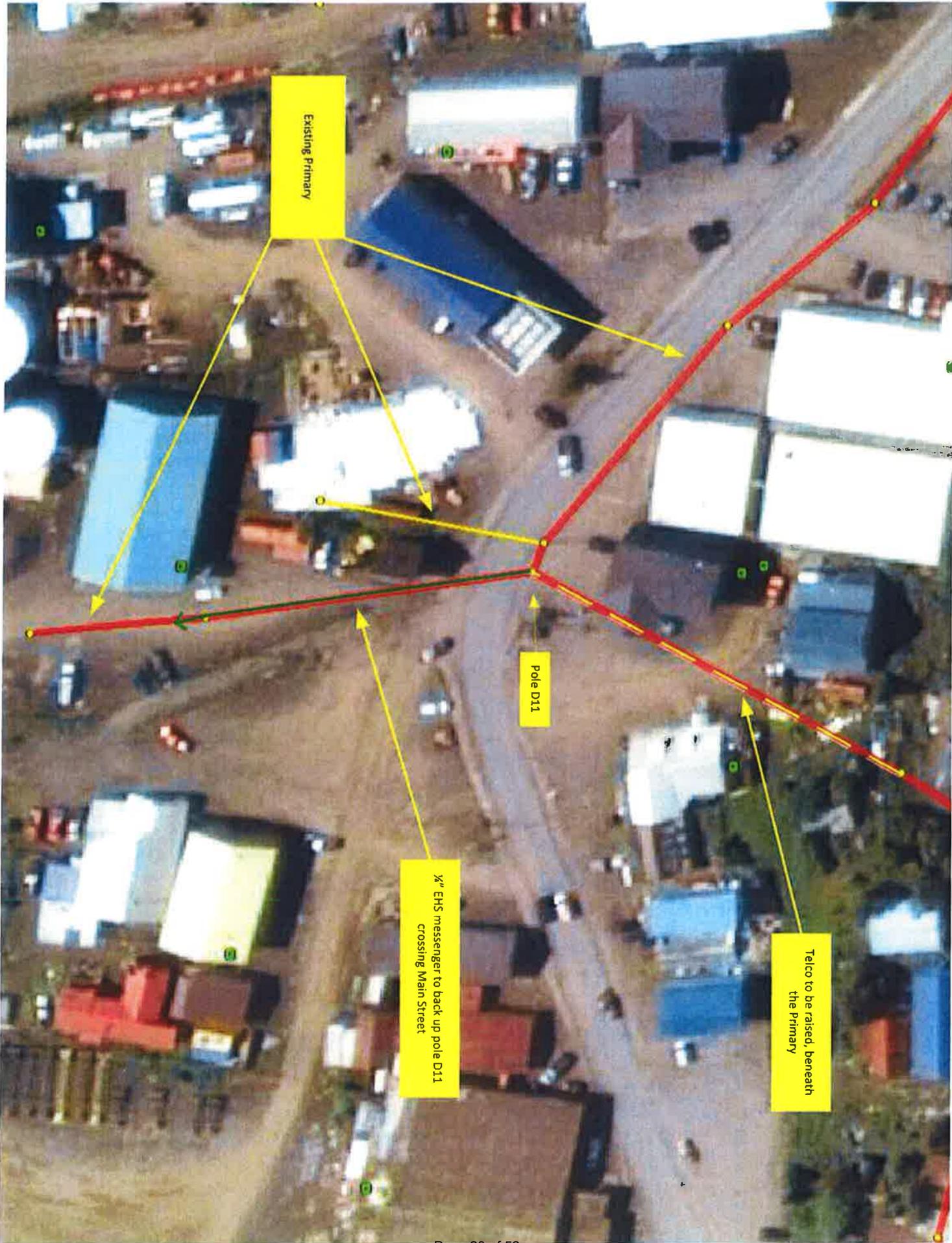
To Be Completed By City:

| | |
|---|------------------------|
| <u><i>Res. No. 2015-67</i></u> | |
| <u><i>Jennifer Williams</i></u> Acting City Manager | <u>11/6/15</u> Date |
| _____ Planning Director | _____ Date |
| <u><i>Francisco Garcia</i></u> Public Works Director | <u>11/4/15</u> Date |
| Action Taken by City: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Incomplete, return to applicant | |

emailed to Will Chaney 11/6/15

City of Dillingham Public Map
USS 2732 BLK 19
X Q





DILLINGHAM PLANNING COMMISSION

PC RESOLUTION 2015-14

RECOMMENDING APPROVAL OF A LONG TERM ENCROACHMENT PERMIT FOR NUSHAGAK COOPERATIVES TO ADJUST HEIGHT OF THE TRANSFORMER AND VAULT AT THE CITY DOCK LIFT STATION

WHEREAS, Nushagak Cooperative wishes to adjust height of the transformer and vault at the City Dock Lift Station to accommodate fill being brought in during lift station renovation; and

WHEREAS, there is no objection to the adjustment as proposed; and

WHEREAS, the Dillingham Planning Commission is required to make a recommendation to the city council for long term encroachments and for excavation and construction in city rights-of-way and city property per DMC 12.08.020 (C) and DMC 12.08.070;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, recommends the City Council approve Long Term Encroachment permit 2015-08 to adjust height of the transformer and vault at the City Dock Lift Station, with the following conditions:

- That one form of location information be provided after the installation, whether an as-built or GPS coordinates;
- That the road be returned to its original condition and compaction,
- That prior to working in the street, at least 48 hours' notice be given to the City of Dillingham Administration, Public Works, and Public Safety departments.

ADOPTED by the Dillingham Planning Commission December 16, 2015.

Julianne E. Baltar, Chair

ATTEST:

City Staff



LONG TERM ENCROACHMENT PERMIT 2015-08

This encroachment Permit is authorized by the City of Dillingham as specified by Chapter 12.08 of the Dillingham Municipal Code.

It is issued to:

NAME: Nushagak Cooperative

PROJECT ADDRESS: City Dock Sewer Lift Station

TELEPHONE: 907-842-5251

To adjust the height of the transformer and vault to accommodate the fill brought in during the lift station renovation. Project will help facilitate the under grounding of the City Dock primary by providing an alternate feed for the lift station transformer.

Other special conditions:

- 1) One form of location information will be provided after the installation, whether an as-built or GPS coordinates;
- 2) The road will be returned to its original condition and compaction; and
- 3) At least 48 hours' notice be given to the City of Dillingham Administration prior to working in the street.

ISSUED BY:

Rose Doera

City Staff

11-9-15

Date



Encroachment Permit Application
City of Dillingham
PO Box 889, Dillingham, Alaska 99576

Application received: 11/16/15

Fee Paid \$: P.O. # 2015-188

Applicant Name: Will Chaney

Phone Number: 842-6306

Owner's Name: Nushagak Cooperative

Mailing Address: box 350

City, State, Zip Code: Dillingham, Alaska

Phone Number: 842-5251 Fax: 842-2790

Email: wchaney@nushagak.coop

Property Location/Description: City Dock sewer lift station

Basis for encroachment permit request: This project will adjust the height of the transformer and vault to accommodate the fill brought in during the lift station renovation.

Other special conditions: This project will also help facilitate the under grounding of the city dock primary by providing an alternate feed for the lift station transformer.

Short Term Permit Long Term Permit Period requested: from 10/12/15 to -/-/-

Provide all requested information above and attach appropriate as-built survey. You must include the \$75.00 non-refundable encroachment permit fee with your application to be processed.

Information included in this permit application is, to the best of my knowledge, true and complete. I acknowledge and will comply with the requirements set forth by this encroachment permit. I acknowledge that this permit does not grant approval to any other federal, state, or city permits that may be required.

Applicant's signature: William Chaney Date: 10-14-15
Landowner's signature: _____ Date: _____

To Be Completed By City: PC Resolution # 2015-14 Council Resolution #

| | |
|--|-----------------|
| <u>Rose Doera</u> | <u>11-9-15</u> |
| City Manager | Date |
| <u>[Signature]</u> | <u>11/13/15</u> |
| Planning Director | Date |
| <u>[Signature]</u> | <u>11/13/15</u> |
| Public Works Director | Date |
| Action Taken by City: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Incomplete, return to applicant | |

Work Narrative for C.O.D. City Dock Lift Station Transformer Adjustment:

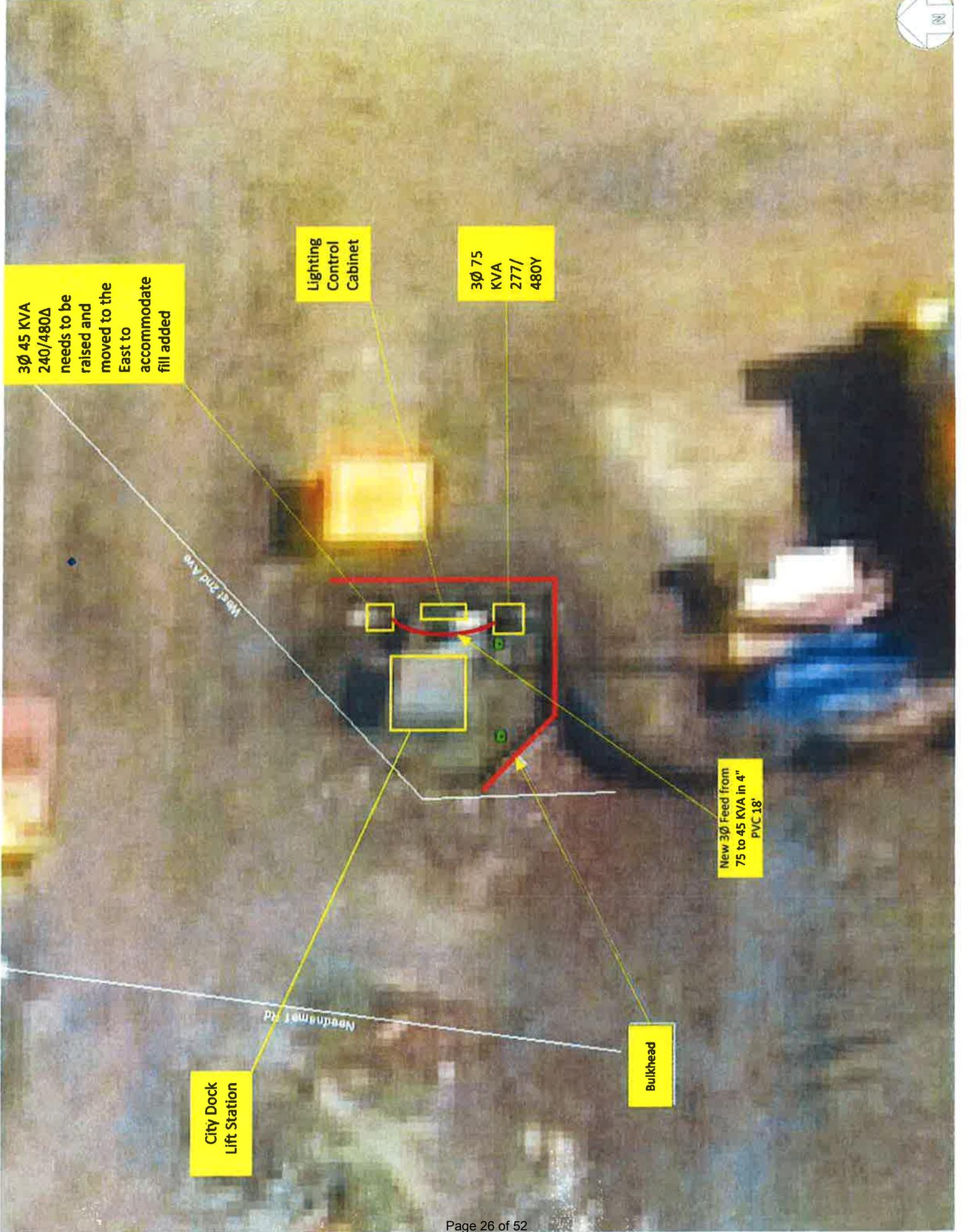
This project is to adjust the height, placement and feed for the 45 KVA transformer and vault that feeds the City Dock lift Station. This has become necessary due to the renovation and raising of grade that is taking place around the lift station. We will move the vault approximately 3' to the East and raise it so that at least 12" of the vault is above the new grade established by the Lift station upgrade project, as well as install a new feed originating from the feed through bushings on the 75 KVA Dock light transformer.

The service wires feeding the lift station from the 45 KVA transformer(the only connected load) will allow for the move without needing spliced or replaced due to extra wire in the vault, and the current primary feed will be replaced with a new feed that will originate from the 75 KVA transformer that supplies power for the City Dock Lights and is approximately 18' to the South.

To avoid the load wires feeding the City Dock lights from the lighting control cabinet, it would probably be best to dig along the west side of the control cabinet, between it and the lift station with the new primary tie, that will require new conductor, and 6 elbow terminations. This arrangement will allow us to use the Feed-throughs in the 75 KVA transformer to feed the 45 KVA lift station transformer and delete the present feed which comes from a sectionalizing cabinet that will be going away in the future.

The 45 KVA can be moved and remain on the present feed while the terminations for the new feed are completed. Once that is done, the new feed can be used to energize the 45 KVA, and allow, for the present feed to be de-energized and cut out of the sectionalizing cabinet.

Please let me know if you have any questions or need any more information, thank you.



3Ø 45 KVA
240/480Δ
needs to be
raised and
moved to the
East to
accommodate
fill added

Lighting
Control
Cabinet

3Ø 75
KVA
277/
480Y

New 3Ø Feed from
75 to 45 KVA in 4"
PVC 18'

Bulkhead

City Dock
Lift Station

DILLINGHAM PLANNING COMMISSION

PC RESOLUTION 2015-15

RECOMMENDING APPROVAL OF A LONG TERM ENCROACHMENT PERMIT FOR NUSHAGAK COOPERATIVES TO BURY A COMMUNICATION CONDUCTOR IN ORDER TO REMOVE THE HARBOR SPUR ROAD CROSSING

WHEREAS, Nushagak Cooperative wishes to bury communication conductor in order to remove the Harbor Spur Road crossing; and

WHEREAS, there is no objection to the burial as proposed; and

WHEREAS, the Dillingham Planning Commission is required to make a recommendation to the city council for long term encroachments and for excavation and construction in city rights-of-way and city property per DMC 12.08.020 (C) and DMC 12.08.070;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, recommends the City Council approve Long Term Encroachment permit 2015-09 to bury communication conductor in order to remove the Harbor Spur Road crossing, with the following conditions:

- That one form of location information be provided after the installation, whether an as-built or GPS coordinates;
- That the road be returned to its original condition and compaction,
- That prior to working in the street, at least 48 hours' notice be given to the City of Dillingham Administration, Public Works, and Public Safety departments.

ADOPTED by the Dillingham Planning Commission December 16, 2015.

Julianne E. Baltar, Chair

ATTEST:

City Staff



LONG TERM ENCROACHMENT PERMIT 2015-09

This encroachment Permit is authorized by the City of Dillingham as specified by Chapter 12.08 of the Dillingham Municipal Code.

It is issued to:

NAME: Nushagak Cooperative

PROJECT ADDRESS: USS 2874 Intersection of Harbor Spur Road and Kanakanak Highway

TELEPHONE: 907-842-5251

To bury communication conductor to remove the Harbor Spur Road crossing.

Other special conditions:

- 1) One form of location information will be provided after the installation, whether an as-built or GPS coordinates;
- 2) The road will be returned to its original condition and compaction; and
- 3) At least 48 hours' notice be given to the City of Dillingham Administration prior to working in the street.

ISSUED BY:

Rose Roera

City Staff

11-25-15

Date



Encroachment Permit Application
City of Dillingham
PO Box 889, Dillingham, Alaska 99576

Application received: ___/___/___ Fee Paid \$: P.O.# 2015-180

Applicant Name: Nushagak Cooperative

Phone Number: 907-842-5251

Owner's Name: Nushagak Cooperative

Mailing Address: Box 350

City, State, Zip Code: Dillingham, Alaska 99576

Phone Number: 907-842-5251 Fax: 907-842-2790

Email: wchaney@nushagak.coop

Property Location/Description: USS 2874 Intersection of Harbor Spur Road, and Kanakanak highway, south of highway

Basis for encroachment permit request: Bury Communication conductor to remove the Harbor Spur Rd. crossing.

Other special conditions: _____

Short Term Permit Long Term Permit Period requested: from 9 / 18 / 15 to - / - / -

Provide all requested information above and attach appropriate as-built survey. You must include the \$75.00 non-refundable encroachment permit fee with your application to be processed.

Information included in this permit application is, to the best of my knowledge, true and complete. I acknowledge and will comply with the requirements set forth by this encroachment permit. I acknowledge that this permit does not grant approval to any other federal, state, or city permits that may be required.

Applicant's signature: *William Chaney* Date: 11-17-15

Landowner's signature: _____ Date: _____

To Be Completed By City: PC Resolution # 2015-15 Council Resolution #

| | |
|---|-----------------|
| <u><i>Rose Lopera</i></u> | <u>11-25-15</u> |
| City Manager | Date |
| <u><i>Francisco Lopera</i></u> | <u>11/20/15</u> |
| Public Works Director | Date |
| Action Taken by City: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Incomplete, return to applicant | |



Kantok anak Rd

Clearing of brush under lines to facilitate equipment and installation. 190' long by 15' wide

K6B

255' 25 pair URD telephone .500" URD CATV Trunk Plowed from K6A to K6B

60' from Centerline

Harbor Spur Road

K6A

DILLINGHAM PLANNING COMMISSION

PC RESOLUTION 2015-16

RECOMMENDING APPROVAL OF A LONG TERM ENCROACHMENT PERMIT FOR NUSHAGAK COOPERATIVES TO INSTALL A STREET LIGHT AT LOT 2B BLOCK 18 OF THE WHITE SUBDIVISION

WHEREAS, Nushagak Cooperative wishes to install a streetlight at Lot 2B Block 18 of white Subdivision; and

WHEREAS, there is no objection to the installation as proposed; and

WHEREAS, the Dillingham Planning Commission is required to make a recommendation to the city council for long term encroachments and for excavation and construction in city rights-of-way and city property per DMC 12.08.020 (C) and DMC 12.08.070;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, recommends the City Council approve Long Term Encroachment permit 2015-05 to bury communication conductor in order to remove the Harbor Spur Road crossing, with the following conditions:

- That one form of location information be provided after the installation, whether an as-built or GPS coordinates;
- That the road be returned to its original condition and compaction,
- That prior to working in the street, at least 48 hours' notice be given to the City of Dillingham Administration, Public Works, and Public Safety departments.

ADOPTED by the Dillingham Planning Commission December 16, 2015.

Julianne E. Baltar, Chair

ATTEST:

City Staff



LONG TERM ENCROACHMENT PERMIT 2015-05

This encroachment Permit is authorized by the City of Dillingham as specified by Chapter 12.08 of the Dillingham Municipal Code.

It is issued to:

NAME: Nushagak Cooperative

PROJECT ADDRESS: Lot 2B Block 18 White Subdivision

TELEPHONE: 907-842-5251

To install street light the request of the City.

Other special conditions:

- 1) One form of location information will be provided after the installation, whether an as-built or GPS coordinates;
- 2) The road will be returned to its original condition and compaction; and
- 3) At least 48 hours' notice be given to the City of Dillingham Administration prior to working in the street.

ISSUED BY:

Rose Roera

City Staff

9-2-15

Date

2015-05



Encroachment Permit Application
City of Dillingham
PO Box 889, Dillingham, Alaska 99576

Application received: ___/___/___ Fee Paid \$: PO# 2015-153
1,586.000

Applicant Name: Nushagak Cooperative

Phone Number: 907-842-5251

Owner's Name: Nushagak Cooperative

Mailing Address: P.O. Box 350

City, State, Zip Code: Dillingham, Alaska 99576

Phone Number: 907-842-5251 Fax: 907-842-2790

Email: wchaney@nushagak.coop

Property Location/Description: Lot 2B Block 18 in the White Subdivision

Basis for encroachment permit request: Install street light at the request of the City

Other special conditions: Installation will reside in platted 10' utility easement along east property line.

Short Term Permit Long Term Permit Period requested: from 8 / 7 / 15 to - / - / -

Provide all requested information above and attach appropriate as-built survey. You must include the \$75.00 non-refundable encroachment permit fee with your application to be processed.

Information included in this permit application is, to the best of my knowledge, true and complete. I acknowledge and will comply with the requirements set forth by this encroachment permit. I acknowledge that this permit does not grant approval to any other federal, state, or city permits that may be required.

Applicant's signature: *William Chaney* Date: 8-7-15

Landowner's signature: *Jose Jimenez* Date: 8/7/15

To Be Completed By City: PC Resolution # 2015-16 Council Resolution #

| | |
|--------------------------------|------------------|
| <u><i>Rose Doera</i></u> | <u>8-11-15</u> |
| City Manager | Date |
| <u><i>Ron Lopera</i></u> | <u>8-2-15</u> |
| Planning Director | Date |
| <u><i>Francisco Lopera</i></u> | <u>8/12/2015</u> |
| Public Works Director | Date |

Action Taken by City: Approved Denied Incomplete, return to applicant



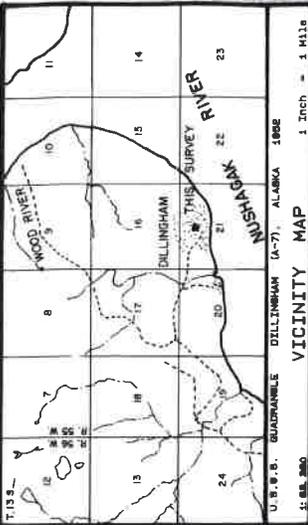
New Pole and Drop for street light, showing Easement. Not to scale

ADF&G

V. Heyano

J. Jensen

Alaska Street



CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND I HEREBY ACCEPTS FOR PUBLIC USE AND TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, HIGHWAY ALLEYS AND OTHER PUBLIC AREAS AS SHOWN HEREON.

NOTARY'S ACKNOWLEDGEMENT
 I, Scott White, Notary Public for Alaska, do hereby certify that on this 15th day of August, 1987, before me the undersigned, a Notary Public for the State of Alaska, personally appeared Barrett Maxwell & Associates, to be known as the person described in and who executed the foregoing certificate of ownership and dedication, acknowledged to me that he executed the same as his voluntary act, and in witness my hand and official seal the day, month, and year hereunder written.
 4-11-93
 MY COMMISSION EXPIRES July 8, 1993
 Notary Public for Alaska

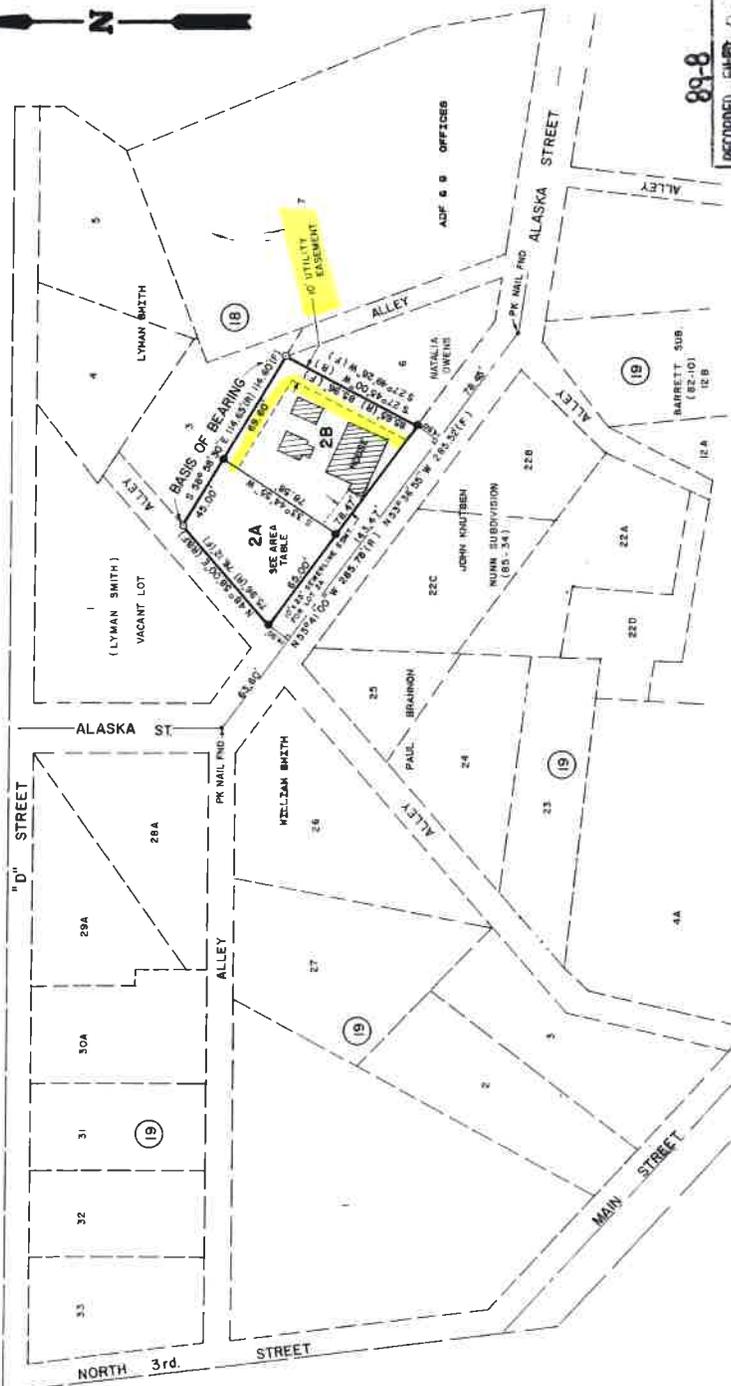
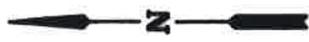
PLAT APPROVAL
 THIS PLAT HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE, IS HEREBY APPROVED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ALL APPLICABLE CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAWS PERTAINING THEREUNTO.
 CITY OF DILLINGHAM
 Mayor: David Hayward

ACCEPTANCE OF DEDICATION
 THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHT-OF-WAY, EASEMENTS FOR PUBLIC UTILITIES, STREET, ALLEYS, THROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.
 DATED AT DILLINGHAM, ALASKA THIS 2 DAY OF August, 1987.
 Mayor: Joe McEil
 City Clerk: Doreen M. Brannell



WHITE SUBDIVISION
 LOTS 2A & 2B, BLOCK 18
 A SUBDIVISION OF LOT 2, BLOCK 18, U.S. 2732 A.B.B., DILLINGHAM TOWNSITE, LOCATED IN DILLINGHAM, AK., BRISTOL BAY RECORDING DISTRICT
 PREPARED BY
BARRETT-MAXWELL & ASSOCIATES
 SURVEYORS-FORESTERS-LAND USE CONSULTANTS
 P.O. BOX 277 DILLINGHAM, ALASKA 99576
 PHONE (907) 842-2205

| | | | | | | | |
|------------|-----|-------|----------|------|------------|--------------|-------|
| DRAWN BY | GWM | DATE | 4-19-89 | GRID | DILLINGHAM | REVISION NO. | 0 |
| CHECKED BY | GWM | SCALE | 1" = 50' | F.B. | 86-11 | DRAWING NO. | 89-18 |



RECORDED FILED 89-8
 BRISTOL BAY REC. DIST.
 DATE 8/11 1987
 TIME 2:15 PM
 BY CITY OF DILLINGHAM

TAX CERTIFICATE
 I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES HAVE BEEN PAID.
 Doreen M. Brannell 8-2-87
 City Clerk



- NOTES**
- LOT 2A IS TO BE SERVED BY CONNECTION TO PUBLIC SEWER AND WATER SYSTEMS.
 - LOT 2B IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER SYSTEMS AND MUST CONTINUE TO BE SERVICED BY THESE SYSTEMS.

| AREA TABLE | |
|------------|---------------|
| LOT 2A | 4,180 Sq. Ft. |
| LOT 2B | 6,086 Sq. Ft. |

CERTIFICATE OF ACCEPTANCE BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.05 AND IS APPROVED SUBJECT TO NOTED RESTRICTIONS.
 Signature: Elizabeth Egan DATE: 7/6/87
 TITLE: FILE

6-20-89
 DATE
 Doreen M. Brannell
 City Clerk

DILLINGHAM PLANNING COMMISSION

PC RESOLUTION 2015-17

**RECOMMENDING REPLAT OF LOTS 1 & 2 OF BLOCK 1 OF FLOATPLANE
SUBDIVISION**

WHEREAS, the Dillingham Municipal Code 17.15.010 (A) requires that a recorded plat may not be altered or replatted except on petition of the state, the city, a public utility, or the owners of a majority of the land affected by the alteration or replat; and

WHEREAS, a Preliminary Platting Application and Preliminary Plat has been received from Dillingham Bible Fellowship requesting a replat be granted to vacate the common lot line of said property; and

WHEREAS, notice of the required public hearing was issued per DMC 17.07.050 on December 9 to adjacent property owners, and was posted in three public places December 11, 2015, five days in advance; and

WHEREAS, the Dillingham Planning Commission is required to make a recommendation to the City Council for each vacation, alteration, or replat sought per DMC 17.15.030;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, recommends the City Council approve the replat of Lots 1 & 2 of Block 1 of Floatplane Subdivision.

ADOPTED by the Dillingham Planning Commission December 16, 2015.

Julianne E. Baltar, Chair

ATTEST:

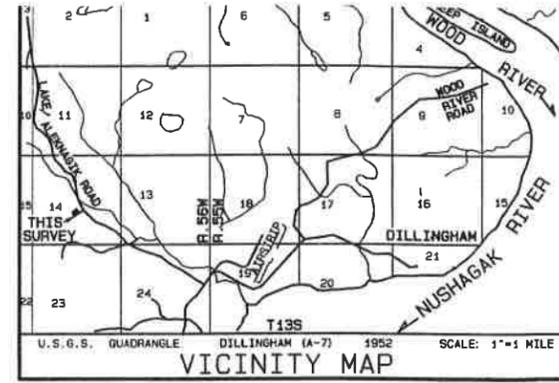
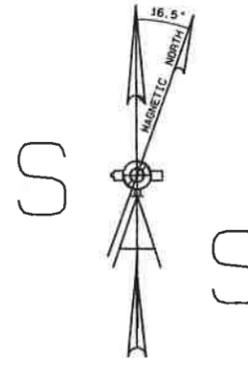
City Staff

LEGEND:

- 3 1/4" BLN BRASS CAP OF RECORD
- 2" ALUMINUM CAP RECOVERED THIS SURVEY
- (REC) RECORD DATA
- (MEAS) MEASURED
- (CALC) CALCULATED DATA

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING | CURVE LENGTH |
|---------|--------|------------|--------------|---------------|--------------|
| C1 | 20' | 108°01'01" | 32.36' | N72°28'28"W | 37.71 |



NOTES:

1. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
2. RECORD INFORMATION FOR DILLINGHAM BIBLE FELLOWSHIP SUBDIVISION WAS TAKEN FROM FLOATPLANE SUBDIVISION RECORD PLAT No. 2003-B BRISTOL BAY RECORDING DISTRICT.
3. THIS SUBDIVISION IS SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS OR RESERVATIONS OF RECORD RECORDED FOR FLOATPLANE SUBDIVISION LOTS 1 AND 2.
4. BRISTOL BAY NATIVE CORPORATION HAS AN INTEREST IN THE SUBSURFACE ESTATE OF FLOATPLANE SUBDIVISION.
5. THIS RESUBDIVISION IS SUBJECT TO AN EXISTING 20' BUILDING SETBACK FROM ALL DEDICATED RIGHTS-OF-WAY.

TAX CERTIFICATION:

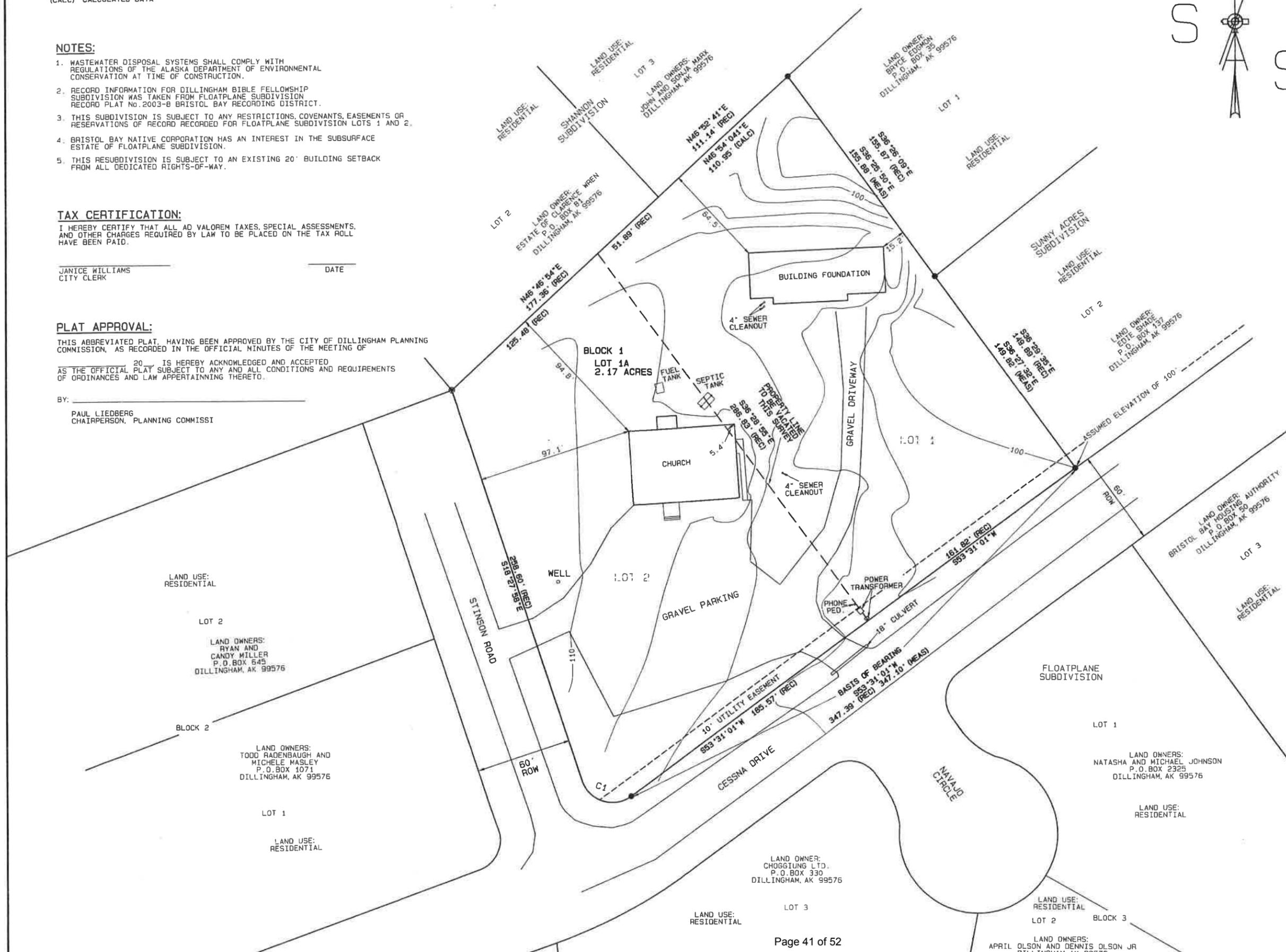
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

JANICE WILLIAMS _____ DATE _____
CITY CLERK

PLAT APPROVAL:

THIS ABBREVIATED PLAT, HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION, AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF _____ 20____ IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

BY: _____
PAUL LIEBERG
CHAIRPERSON, PLANNING COMMISSIO



CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE: _____
MICHAEL NUNN
DILLINGHAM BIBLE FELLOWSHIP
P. O. BOX 1042
DILLINGHAM, AK 99576

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, JOHN O'CONNOR, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM DULY LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT I HAVE COMPLETED THE SURVEY SHOWN HEREON. I DECLARE THAT THE BEARINGS, DISTANCES, CORNERS, AND DIMENSIONS HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL ABILITY.

JOHN P. O'CONNOR LS 10408 DATE _____



SCALE: 30' 60' 90' 120 FEET

PLAT OF
DILLINGHAM BIBLE FELLOWSHIP SUBDIVISION
LOT 1A

A RESUBDIVISION OF LOTS 1 AND 2
BLOCK 1 FLOATPLANE SUBDIVISION.
LOCATED WITHIN SEC. 14 T 13S,
R56W, 5M, AK CONTAINING 2.17 ACRES

PREPARED BY: **SOUTHWEST ALASKA SURVEYING**
5701 E. ALDER DRIVE WASILLA, AK 99654
PHONE 907-373-1507

| | | | |
|-------------------|---------------|-------|----------------|
| DRAWN BY: J. O. | DATE: 9-15-11 | GRID: | REVISION NO. 1 |
| CHECKED BY: C. D. | SCALE: 1"=30' | F.S.: | DRAWING NO.: |

Trip Report

Project: Nerka Road Design (#211056)
Subject: Public Meeting

Date of Visit: November 9, 2015
Prepared By: Isaac Pearson, P.E.

This trip report summarizes the 95% Design public meeting held in Dillingham for the Nerka Subdivision Road Project. The purpose of the meeting was to provide an update of major changes that occurred between the 65% and 95% design phase of the project. Prior to the meeting public meeting invitation was mailed to all the residents of Nerka Subdivision. The invitation letter is included as Attachment A.

The meeting began at 6:00pm and concluded at approximately 7:30pm at the City Hall Building. A total of twenty attendees were at the meeting, a sign in sheet is included as Attachment B. A handout was provided for attendees, which is included as Attachment C. The format of the meeting was a slide show presentation, prepared by Bristol, with questions and comments fielded as the meeting progressed. The slides from the presentation are included as Attachment D.

Comments from Public Meeting

Question: Does the Tribe have a priority list for the road construction?

Answer: Not at this time but it will be looked into.

Question: Has guardrail been looked at on the north side of Nerka Drive at the top of the hill near Nerka Intersections?

Answer: No, it was not. Guardrail is typically only installed if it warranted to protect driver safety.

Question: Were any traffic studies done to determine if any upgrade were needed to the roads?

Answer: No, but the general conditions of the road prism and drainage warrant repairs.

Question: Is an alternative exit from the subdivision required by law or code?

Answer: No.

Question: Could the Kingfisher alternative be looked at with an easement for use in emergencies only?

Answer: Possibly.

Question: Why is Kingfisher included when it is only accessing one home?

Answer: The road improvements are occurring within the Right of Way. However, this will be considered as we move forward.

Question: Will the sidewalk shift the road from the center of the ROW?

Answer: No.

Question: What kind of road preparation will be done?

Answer: Typically about a 3-foot deep excavation with good gravel placed back in trench.

Question: Will the road excavation hurt our water wells?

Answer: No. Ditching and drainage improvements should improve water quality.

Question: Will Emperor Way to Waskey be improved as part of this project?

Answer: No.

Question: Has the overall project been looked at with a gravel alternative only?

Answer: Yes. The roads could be surfaced and not pavement.

Question: Will the temporary construction easement's (TCE's) remain on my property forever?

Answer: No, just during the project. All improvements will be done within the ROW with the exception of minor back slope work on property.

Question: Will the yield sign at Nerka Drive and Nerka Loop remain?

Answer: No. A stop sign will be installed.

Question: The Design Study Report states that the road improvements will increase safety. Has any studies been done to prove this.

Answer: No. In general providing the improved drainage, site lighting, and pedestrian facilities will improve safety.

Question: Can Nushagak's easement down Kingfisher be used for an emergency exit?

Answer: No.

Question: What is the difference between maintenance between the paved and the gravel road?

Answer: Paving is easier to maintain.

Question: Who own the property for the Teal Lane Extension (TLE)?

Answer: The City owns the Right of Way. The State owns the creek bed. Chog owns lands beyond the ROW.

Question: Does the TLE need to be constructed in order to construct the other roads?

Answer: No.

Question: How do you keep traffic going one-way on TLE if Alternative 3 is chosen?

Answer: By signage.

Question: What's TLE alternative is more expensive Alt. 1 or Alt 3?

Answer: About the same.

Question: Can an access gate be put on the TLE?

Answer: Yes. Up to the City.

Question: Can you cross the salmon spawning steam safely?

Answer: We are not establishing precedence crossing the creek. It has been done before.

Question: What is our recourse if we do not want TLE?

Answer: Write Isaac a letter and attend the other public comment opportunities listed in presentation.

Comments:

- Don't want to build the road elevation up to prevent drainage down to properties
- Asphalt will make traffic go faster which will decrease safety.
- Asphalt is slicker than gravel.
- Improved drainage is a huge plus of this project. Drainage would help reduce pot holes tremendously Stop signs and walkways are great for safety
- Teal lane should not be extended until Widgeon is improved.
- The TLE would make the subdivision unsafe due to the racetrack effect, i.e more traffic through the residential area.
- This project will turn Nerka Road into a feeder road from a residential road and increase traffic to decrease safety Opposed to the TLE.
- TLE will disrupt snow machine trails. Some kind of ramping should be installed to make it safer.
- The TLE is not worth it for the damage it will do to a residential area for a fire that happened 20 years ago.
- To use the TLE as an exit only will turn Nerka Loop into a speed way. Especially if the TLE is done before Emporer is fixed.
- If Nerka Road turns into a feeder road for lots in Emporer Way what is that going to do to my property value.
- If all the other work was done except Teal Lane Extension, Richard Thompson would be in support of the project

In order to get an idea of the public's opinion about the Teal Lane extension informal votes were taken by a show of hands. The questions and results are as follows.

1. How many people favor Alternative 1 of the Teal Extension? 4 Votes
2. How many people favor Alternative 3 of the Teal Extension? 14 Votes
3. How many people are opposed to the Teal Extension? 12 Votes
 - a. It should be noted that only 3 of the 12 votes were from residents that would be directly affected by the extension, i.e. lived on Teal Lane or Emperor Way the remainder were residents throughout the subdivision.

Attachments:

- Invitation Letter
- Sign in Sheet
- Meeting Handout
- Slide Show

Cc: File, Curyung Tribal Council, City of Dillingham

95% Public Meeting - Informational Packet 11/09/2015

Participant;

Thank you for attending the public meeting for the Nerka Subdivision Road Project. Your comments and participation are very important to the design process. We appreciate any feedback you may have on this meeting or the project in general.

The project is at the 95% design stage. Please log on to Bristol's FTP site at:
<https://ftp.bristol-companies.com/> to download the 95% Design Submittal.
Username: **nerkarddes** Password: **nerkarddes102015**

The following roads are currently part of the project:

1. Nerka Drive
2. Widgeon Lane
3. Mallard Lane
4. Nerka Loop Road
5. Kingfisher Lane
6. Sandhill Lane
7. Teal Lane
8. Teal Lane Extension (see attached extension alternatives)

Major work items for the project include; drainage improvements, asphalt sidewalks, the addition of an access point to subdivision with the Teal Extension, and intersection reconstructions. The overall length of the road project is 1.7 miles. The final surface treatment is asphalt pavement.

Public comment is key to a successful project. Please feel free to contact me directly with any comments of concerns. My email is ipearson@bristol-companies.com.

Sincerely,



Isaac Pearson, P.E.
Civil Engineer

Bristol
ALLIANCE OF COMPANIES*

Isaac Pearson, PE
Civil Engineer

Bristol Engineering Services Corporation

111 W. 16th Avenue, Third Floor
Anchorage, AK 99501-5109
phone (907) 563-0013
direct (907) 743-9313
fax (907) 563-6713
mobile (907) 351-1545
ipearson@bristol-companies.com

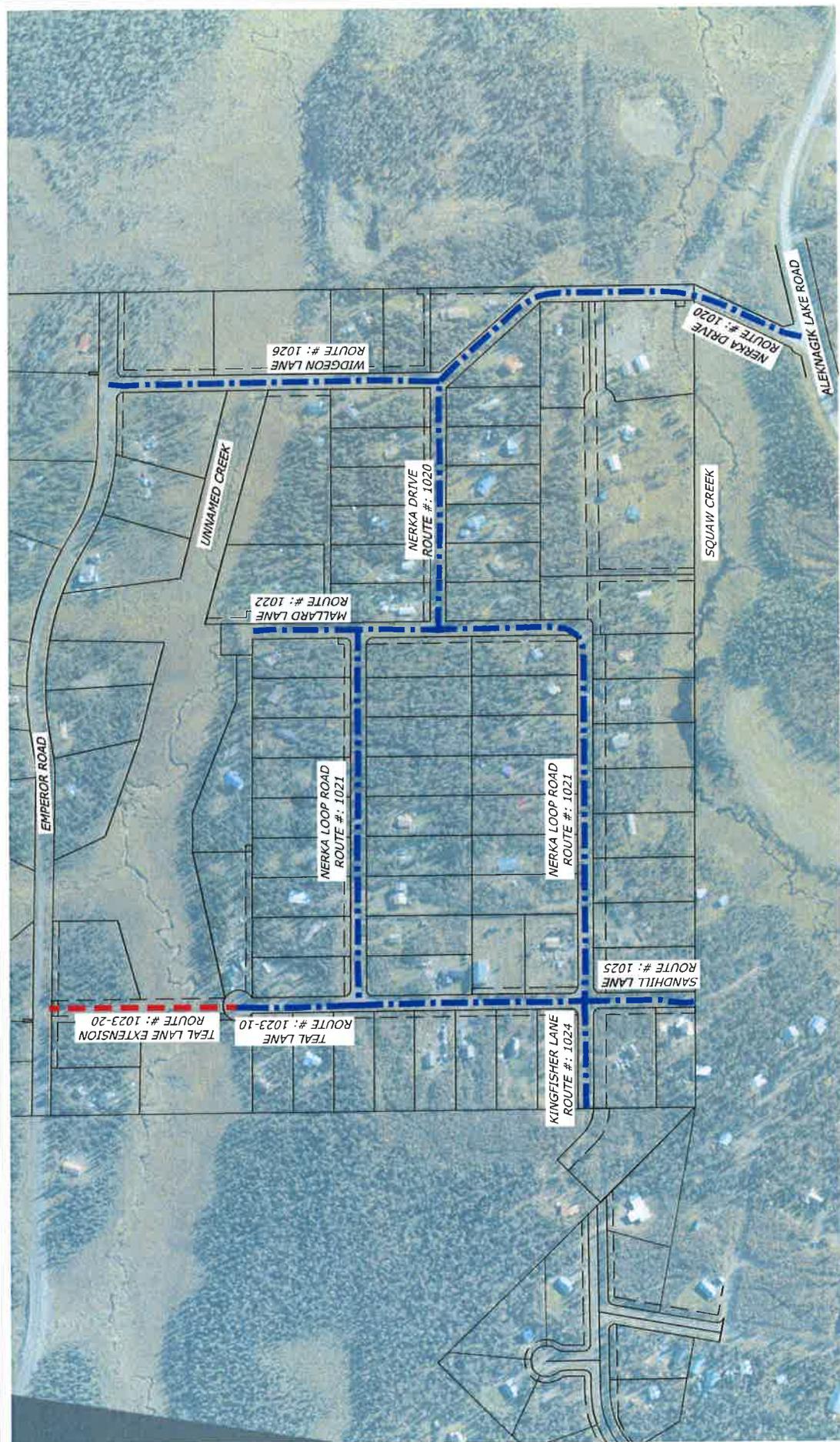


FIGURE 1
 DILLINGHAM, ALASKA
 NERKA SUBDIVISION ROADWAY IMPROVEMENTS
 SITE PLAN

| | | | | | |
|-------------|--------|---------|----------|--------|---|
| DATUM: | N/A | DATE: | OCT 2015 | SHEET: | 1 |
| PROJECTION: | N/A | DWN: | CLC | of | 1 |
| PROJECT No. | 211056 | SCALE: | NTS | | |
| | | APPRVD. | IPP | | |

Bristol
 ENGINEERING
 SERVICES CORPORATION

LEGEND:
 NEW ROAD CONSTRUCTION
 EXISTING ROAD REHABILITATION

MAP SOURCE:
 AERIAL IMAGE PROVIDED BY AERO-METRIC, INC.
 OCT 03, 2005.

Nerka Subdivision – Teal Lane Extension Alternatives

Alternative 1: Engineer's Estimate: **\$1,021,710.00**

Bristol Rank: #1

Pros:

- Two-lane, two-way road;
- HMA finished road surface;
- 50-foot crossing culvert;

Cons:

- Requires abandonment of a section of existing creek;
- Construction of new creek channel section;
- Right-of-way (ROW) acquisition is required.

Alternative 2: Engineer's Estimate: **\$1,196,460.00**

Bristol Rank: #4

Pros:

- Two lane, two-way road;
- Continuous public access;
- HMA finished road surface;

Cons:

- Most costly alternative;
- Largest required crossing culvert length;
- Skewed crossing culvert;
- Requires abandonment of a section of existing creek;
- ROW acquisition is required.

Alternative 3: Engineer's Estimate: **\$970,720.00**

Bristol Rank: #2

Pros:

- Provides one-way emergency access from Nerka Subdivision;
- Reduced cost with gravel surface;
- Reduced embankment fill required;
- 30-foot crossing culvert;
- ROW acquisition is not required;
- Crossing culvert installed along existing creek channel;
- Minimal creek disturbance.

Cons:

- One-way, exit only road;
- Gravel finished road surface;
- Requires retaining wall and guardrail.

Alternative 4: Engineer's Estimate: **\$897,140.00**

Bristol Rank: #3

Pros:

- Reduced cost with gravel surface;
- Reduced embankment fill required;
- 50-foot crossing culvert;
- Crossing culvert installed along existing creek channel;
- Riprap slope protection;
- Minimal creek disturbance;
- Most cost effective alternative.

Cons:

- Single-lane, emergency only road;
- Access Gates Required;
- Gravel finished road surface;
- Emergency only access gates;
- ROW acquisition is required;
- Horizontal & vertical geometry prevents continuous access by public.

► Schedule

- Design completed by end of 2016
- Environmental permits in hand by summer 2017
- Construction as early as summer 2017
 - Construction spanning 1–2 years
 - Construction is funding dependent
 - Currently not enough funding available



► Cost Estimates

| Construction Cost Estimate Summary – By Route | |
|---|--------------------|
| Description | Priority Cost |
| Base Cost Units | \$2,316,600 |
| R1 – Nerka Drive | \$1,077,215 |
| R2 – Nerka Loop Road | \$1,945,015 |
| R3 – Mallard Lane | \$168,060 |
| R4 – Teal Lane | \$433,510 |
| R4 – Teal Lane Extension | \$1,021,710 |
| R5 – Kingfisher Lane | \$111,610 |
| R6 – Sandhill Lane | \$110,980 |
| R7 – Widgeon Lane | \$364,135 |
| TOTAL ESTIMATE | \$7,548,835 |

