

Planning Commissioners
Ben McDowell, Seat A
Paul Liedberg, Seat B
Bill Rodawalt, Seat C, Chair



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

REGULAR MEETING MINUTES
November 12, 2013

I. CALL TO ORDER

Paul Liedberg, Presiding Officer, called the meeting to order at 5:36 p.m.

II. ROLL CALL (quorum is 4)

Members present:

Ben McDowell, Seat A
Paul Liedberg, Seat B
William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F

Members Absent

Bill Rodawalt, Seat C, excused

Staff in Attendance:

Jody Seitz, City Planner, Recorder

Guests:

Paul Roehl – did not call in

III. APPROVAL OF THE MINUTES OF October 15, 2013

MOTION: Andy Anderson moved and Julie Baltar seconded the motion to approve the minutes of October 15, 2013

VOTE: The motion passed unanimously.

IV. APPROVAL OF THE AGENDA

MOTION: Andy Anderson moved and Julie Baltar seconded the motion to approve the agenda.

Discussion: Request to move up the Public Hearing and vote on Resolution 2013-20 and move the Item VI Communications to after VIII. Unfinished Business.

VOTE: The motion passed unanimously.

V. Guest – Paul Roehl of BIA did not call in.

VI. COMMUNICATIONS – per Agenda change, moved to follow VIII. Unfinished Business.

VII. PUBLIC HEARINGS

Presiding Officer Paul Liedberg opened the Public Hearing for Resolution 2013-20 Recommending Changes to Dillingham Municipal Code Title 17 at 5:40 p.m. No guests were present. No testimony was presented. Hearing closed at 5:40 p.m.

VIII. UNFINISHED BUSINESS

A. PCR 2013-20 Recommending Changes to Dillingham Municipal Code Title 17

Presentation: Planner presented a power point presentation of the background issues which lead to the initiative to change the code. Essentially, there are private access easements and flag lots which provide private access, but it has not been a matter of policy. Most would have had to go through a variance process. Most private access easements happened between 1979-1999, only 2 have been passed since 2002 – Hinkes and RT Subdivisions.

Preliminary numbers indicate that 77% of all subdivisions in Dillingham are 5 lots or less, and 72% are 2 lot subdivisions.

- Question about breakdown between allotment subdivisions and others.
- Discussion about width of improved surface; and whether larger subdivisions should become public
- Concern about lot size impact on length of the private road, 2.5 acre parcel bigger than 1 acre parcel
- Question about whether 5-7 lots should also be 16 feet.
- Question about state standard road requirement for emergency vehicles.
- 20 feet most common improved surface for other municipalities
- Total road easement has moved to 60' for most municipalities minimum road size
- Workshop recommendation changed the number of houses to the number of lots
- Workshop recommendation to keep the code as is on the ability to require access to adjacent parcels.

Planner presented attorney comments on the commission's recommendations from the workshop.

- Discussion of application of new subdivision recommendations for different proposed subdivisions.
- Crystal Subdivision, S&W Subdivision replat
- Discussed idea of replatting to correct problems without building road
- Recommended discussing that new idea along with road planning

- Wants it to be as easy as possible for Allotment owners to develop their land. Minimum road improvement as long as suits emergency services.
- RT Subdivision – objects to City jumping into a situation where a property owner bought a poor subdivision.
- Explained the Commission didn't catch the mistake on the plat and that the former Planner felt the City could possibly have been held liable.
- Concern about size of lots' impact on road length. A 6 to 7 lot subdivision of 5 acre lots will be longer than the subdivision of 1 acre lots.
- Noted that the Commission passed a Variance on Crystal Subdivision length of cul-de-sac.
- Queried whether the minimum acreage should be brought back as part of this effort. Response was only if it solves something for us.
- Drops his concern over the lot size due to the length of road cul-de-sac that is in code.
- Commission and committee consistently said they felt that there should be a 50 foot easement, could require keeping it brushed out and clear.

Discussion on Exceptions to Road Standards 17.07.090.

- Could it be for private or public roads
- Could it be for more lots
- Gift deed requirement functions like a “family” subdivision in concept

MOTION: Julie Baltar moves to approve and Andy Anderson seconded the motion to approve resolution 2013-20 Recommendations on Subdivision Access

VOTE: unanimously approved

MOTION: Andy Anderson moves and Ben McDowell seconded the motion to amend 2013-20 to eliminate item A under Goal, removing the gift deed requirement from 17.07.090.

VOTE: unanimously approved.

Discussion:

- Commented on the reason to limit the number of lots to 4, that it could be a larger number.
- Commented on the width of road being 16 foot minimum, as what was perceived as reasonable given the discussion about emergency vehicles being 8 feet wide.
- A 16 foot wide road doesn't allow for any parking on the road. And discourages high speed travel
- The lower road width requirement will probably be the predominant road in the community because of most subdivisions being smaller.
- Maybe the road standards are why there are so many small subdivisions.

- Burden placed on future subdivider may have to make the road public, and will have to get cooperation from all lot owners.

MOTION: Julie Baltar moved and Ben McDowell seconded the motion to amend the resolution to read that “All subdivision roads be designated with a 50 foot road easement which could be built as follows: 16 foot improved surface to serve up to 7 lots;

VOTE: unanimous approval

Discussion: Strike the second element: “20 foot improved surface for 5 to 7 lots;”

- The language “to serve x number of lots” refers to the number of lots in the subdivision.
- 8 or more lots, the road must be a dedicated public right of way or easement
- Commented why would the commission care if the road is private if it is requiring that a subdivider uphold the road standards
- What happens if the [private] road is built to standards but the maintenance isn’t happening.....that it is not the City’s problem
- Should discuss road maintenance agreements
- That incremental slow steps are fine, 7 lots, 16 foot road standard
- A solution looking for a problem
- Let this play out and see what the community’s input is
- This came to us to deal with smaller subdivision – when it gets to 8 lots or more it’s no longer a family issue, and it will be sold to others who will be looking for public maintenance.
- Trying to weigh both sides trying to provide for those who want to subdivide and provide for the family and still make sure aware of community planning and providing good roads
- Need some sideboards where the commission can exercise its judgement in allowing larger subdivisions bordered by topography or some other exception
- Need feedback from council about whether they want to pursue this direction

Julie Baltar called for the previous question on Resolution 2013-20 as amended. Striking 20 foot improved surface for 5-7 and allowing 16 foot improved surface for 1-7 lots.

VOTE: unanimous approval

B. PCR2013-21 Vacate Second avenue West

MOTION: Andy Anderson moved and Julie Baltar seconded the motion to table 2013-21. TABLED.

C. Planner reported that she’d like to keep Land Use Permit ordinance comparison on the agenda but she did not have time to work on it this month.

- D. Minimum Acreage – Planner reported that she would like to keep this on the agenda to move forward when they have worked out the impact to substandard parcels.

IX. COMMUNICATIONS

A. Communications to the Planning Commission.

- Complaints about Windmill Hill pedestrian safety
- Changes in national transportation policy have meant less money for rural transportation projects
- ADOT is going to include the approach to his road in the Kanakanak Road project. He will not have to put up a bond or pay a fee for this.

B. Planner's Report.

- Reported on a subdivision spreadsheet she developed to keep track of subdivisions, roads dedicated, private easements, number of lots per subdivision and other pertinent aspects of each subdivision.
- Noted that allotment subdivisions would be good to have.
- Also number of lots constructed (but difficult to do).

Planner discussed her report. Mentioned the comments and misinformation about fines and ATV driving at night. That ATV users can drive at night, just in the same direction with traffic and with a light.

- That City has planned to give the old job service site to the N&N market for their use. Can move it on to the City Council through Title 5 real property disposal.

C. Citizens comments on items not on the agenda. No citizens attended the meeting other than the commissioners and staff.

X. NEW BUSINESS

A. Idea of Road Plan for City

Discussion –

- It's consistent with land use planning, comprehensive look at the city that fits with zoning, with walkability plans, and with planning now could avoid the mess of residential upon residential.
- Need to have support from City Administration and/or council.
- Works with issue of Windmill Hill – need to be proactive – do we want to wait to change the situation there until there's more accidents.
- Asked for a resolution with justifications for the plan for next meeting.

VIII. COMMISSIONER COMMENTS

Julie Baltar – with list of projects from ADOT need to get on the planning of material sites.

Andy Anderson – None.

William – glad to be here.

Paul Liedberg -.welcome aboard to William. Code Committee working on the material site issue outside of regular code committee meetings. Next meeting on November 21 with Chris Beck, who will outline the options with the full line of issues. Mayor wants to have something in place by February. Supports City moving quickly on it. Encourages others to tell interested people to attend the meeting on the 21st. so far the only ones to attend are the developers. Allotments have conditions which would be good to know.

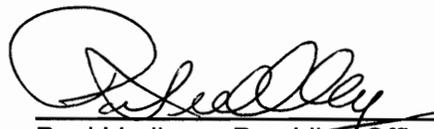
Would have liked to have heard from BIA. If BIA is requiring landowners to go through City what role does the city have after the plat is approved?

Suggests Planner give Mr. Roehl (BIA) the list of questions he had prepared.

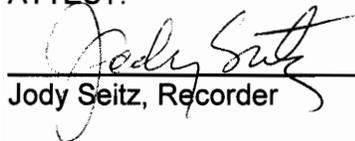
Thanks the Commission and the Planner for the work on the subdivision access recommendations.

X. ADJOURNMENT

Meeting Adjourned 7:18 p.m

 12/17/13
Paul Liedberg, Presiding Officer

ATTEST:

 12/17/13
Jody Seitz, Recorder