

Planning Commissioners

Paul Liedberg, Seat B

Vacant, Seat A

Bill Rodawalt, Chair, Seat C



Vacant, Seat D

Andy Anderson, Seat E

Julie Baltar, Seat F

Vacant, Seat G

**DILLINGHAM PLANNING COMMISSION
REGULAR MEETING**

**September 17, 2013
5:30 p.m. City Council Chambers**

Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVE MINUTES OF 6/21, 6/24, 8/20, 8/23**
- IV. APPROVAL OF AGENDA**
- V. COMMUNICATIONS**
 - A. Public Comment
 - B. Planner's Report
- VI. PUBLIC HEARINGS**
- VII. UNFINISHED BUSINESS**
 - A. Tuntuvak Subdivision
 - B. Land use permit ordinance
- VIII. NEW BUSINESS**
- IX. COMMISSIONER COMMENTS**
- X. ADJOURNMENT**

Planning Commissioners
Vacant, Seat A, Deputy Chair
Paul Liedberg, Seat B
Bill Rodawalt, Seat C, Chair



Rachel Muir, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F
Vacant, Seat G

SPECIAL MEETING MINUTES
June 21, 2013

I. CALL TO ORDER

Bill Rodawalt, Chair, called the meeting to order at 4:08 p.m. in the Dillingham City Council.

II. ROLL CALL (quorum is 4)

Members present:

Paul Liedberg, Seat B
Bill Rodawalt, Seat C
Rachel Muir, Seat D.
Andy Anderson, Seat E
Julie Baltar, Seat F

Members Absent

Staff in Attendance:

Jody Seitz, City Planner, Recorder

Guests:

IV. APPROVAL OF THE AGENDA

ACTION: Unanimous approval.

V. COMMUNICATIONS

A. Public Comment

VI. PUBLIC HEARINGS

A. City of Dillingham Walking Plan.

Chairman Bill Rodawalt opened the Public Hearing to order at 4:08 p.m. There were no members of the public present. Chair closed the Public Hearing at 4:10 p.m.

VII. UNFINISHED BUSINESS

A. Resolution 2013-14 Recommending Community Walking Plan to Dillingham City Council for Approval.

MOTION: Paul Liedberg moved to approve Resolution 2013-14 and Rachel Muir seconded the motion.

Discussion: Planning Commission reviewed the 35% design plans and discussed preferences for the City's Walking Plan.

- The walking plan is specific to the Downtown Area.
- The purpose according to the MOU was for Dillingham to compile its wants and needs and prioritize them.
- Use terminology consistently – mountable curbs versus rolled curbs.
- Discussion about width of Main Street paths, some preferred paths to be as wide as possible, others felt it was important to have two narrower sidewalks .
- Since traffic would be slower with the additional amenities, bikes could use the street as well as the sidewalks, that two sidewalks dedicated on both sides of the street would accommodate more users.
- ADOT has asked for the City's preference and Planning Commission should express their preference if there is one.
- Prefers one larger multi use path instead of two paths on Main Street.
- Noted the parking issue on the north side of Main Street.
- Discussion about changing parking to ban backing out onto streets. Noted the number of parking areas where people have to back out onto the streets.
- Chair summarized the changes to the Walking Plan: Asks for drawings for both 8 and 5ft paths on Main St.; from vertical to mountable curbs, striking "and Main street" under the sidewalk portion, and notes a typo on the last page.
- Notes that perhaps don't need as many crosswalks.
- Don't have to have all the details now.
- Maintenance and snow removal are concerns. Wants to leave room for that.

Commissioner Liedberg leaves at 4:31 p.m.

- Landscaping is not in the plan, but enhances the walking experience and encourages people to walk.
- Discussion over riding on sidewalk versus the street.
- Wants to create a safe place for children to ride their bikes and thus prefers the larger sidewalk on one side.
- Believes that providing sidewalks on both sides of the street will provide more people safer walking areas. That people will walk in the street if there's no sidewalk on one side.
- Asks for design that reflects these ideas to be able to discuss with the engineers.
- Wonders what the impact of asking for both of these designs would be on the budget.
- Says need both designs and wants a good explanation of why one is better than the other. Doesn't feel there is enough information to make a good decision at this point.

(tape recording ends at 4:39 p.m.)

Commission moves to postpone decision on Resolution until 6/24. Will hold a special meeting then at 1:30 p.m. Request attendance by ADOT engineers.

IX. COMMISSIONER COMMENTS – None recorded.

X. ADJOURNMENT

MOTION: Rachel Muir Moved and Andy Anderson second motion to adjourn at approximately 5 p.m.

Bill Rodawalt, Chair

ATTEST:

Jody Seitz, Recorder

Planning Commissioners
Vacant, Seat A, Deputy Chair
Paul Liedberg, Seat B
Bill Rodawalt, Seat C, Chair



Rachel Muir, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F
Vacant, Seat G

**SPECIAL MEETING MINUTES
June 24, 2013**

I. CALL TO ORDER

Bill Rodawalt, Chair, called the meeting to order at 1:37 p.m. in the Dillingham City Council Chambers.

II. ROLL CALL (quorum is 4)

Members present:

Paul Liedberg, Seat B
Bill Rodawalt, Seat C
Rachel Muir, Seat D.
Andy Anderson, Seat E
Julie Baltar, Seat F via teleconference

Members Absent

Staff in Attendance:

Jody Seitz, City Planner, Recorder
Rose Loera, City Manager
Francisco Gonzalez, Public Works
Norman Heyano, Fire Chief

Guests: Cindy Fyfe, Will Chaney, Brad Doggett (DOWL HKM), Matt Hansen (ADOT),

IV. APPROVAL OF THE AGENDA

MOTION: Paul Liedberg moved to approve the agenda and Andy Anderson seconded the motion.

ACTION: Unanimous approval.

V. COMMUNICATIONS

A. Public Comment

Discussion that the Walking Plan is requested by ADOT and needs Council approval by July 1.

B. Guests DOWL HKM engineers Brad Doggett and ADOT Matt Hansen

Doggett and Hansen mentioned they were there to provide assistance and answer questions, not to make a presentation.

Planning Commission went through the plans with them and the public, reviewing the Walking Plan.

- Mentioned that 8 feet is desirable for a multi-use sidewalk.
- ADOT advised that the Planning Commission request what it wants and ADOT will investigate the options, including both a 5 foot sidewalk on the North side and an 8 foot one on the south side of Main street.
- Nushagak Cooperatives needs to know about the potential changes to the utility poles in the project area.
- Paul Liedberg concern over ways to minimize conflicts with pedestrians and driveways on the North side of Main street – that with all the driveways, the ADOT should try to minimize conflicts by using both vertical curb cuts and vertical rolled curbs.
- ADOT advised that D Street will narrow down to 12 feet. There will be no room for on-street parking.
- Rachel Muir asked about diagonal parking on Second Avenue West.
- Discussed that access for vehicles on Second Ave would be steep, but there's nothing stopping the City from developing its own parking rules once the project is over.
- R. Muir concerned about breaking up sidewalks and losing pedestrian safety.
- Parking should be on site, off the street. Need to clearly identify where the cuts occur. Asked to provide curb cuts with ramps.
- Bill Rodawalt asked about a meridian on Kanakanak where it intersects with Main street.
- Discussed that the purpose would be to provide pedestrians with a safe crossing in the middle of the street, and to slow down traffic.
- Fire Chief and Public Works did not like meridians. Requested no islands in the middle of the road.
- Discussion concluded that backing onto the street isn't something that can be dealt with. Too many places have parking that is already like that.
- Fire Chief concern over eliminating parking on D street and narrowing the street to 12 foot lanes. Says there's not enough parking now.
- Andy Anderson commented that between City property and working with Peter Pan it should be possible to identify more off street parking.
- Cindy Fyfe commented that it is really scary walking across Kanakanak now to D or to Kenny wren Road.
- Commissioner commented that biking and walking along D street is very important to get to the Bingo Hall and that there is a need to accommodate pedestrians on D street.
- Nushagak Lineman mentioned a Nushagak fuel line on the north side of D street.
- Felt that the City would be able to develop more off street parking on D street.
- C. Fyfe again requested there be a pedestrian crossing between the boat yard and D Street.

- ADOT is reconfiguring the intersection at D and Kanakanak to a T intersection with a crosswalk.
- Wanted to see crosswalks at second Avenue and Main Street
- Prefers a 10 ft sidewalk on one side of Main street than 2 five foot sidewalks
- R. Muir commented on Roger's Park neighborhood in Anchorage. Likes the way the intersection entering neighborhood is designed.
- Commented that it would be difficult to maintain.

VI. PUBLIC HEARINGS

A. City of Dillingham Walking Plan.

Rachel Muir moved to open the public hearing on the City of Dillingham Walking Plan. Paul Liedberg seconded the motion.

Paul Liedberg requested that there be no bulb out at City Hall intersection.

Commissioner recommended Kanakanak Road and D Street Intersection– turn into a T intersection

Rachel Muir moved and Paul Liedberg seconded motion to put one 8 foot path on the south side of Main Street and one five foot path on the north side of Main Street.

Paul Liedberg moved and Rachel Muir seconded having one 8 foot sidewalk on the west side of second Avenue

Bill Rodawalt commented that he felt the meridian posed a potential safety hazard.

Paul Liedberg moved and Andy Anderson second motion to strike meridians from the Walking Plan

Discussion about traffic calming devices.

Unanimous consent to strike meridians from the plan.

Utilities – Will Chaney of Nushagak Cooperatives felt Nushagak Cooperatives hasn't heard about this Walking Plan. There is a fuel line on the north side of D Street. Utility lines on the north side of the Dillingham Kanakanak Road feed the business district. They have plans to change the configuration of poles at the Port Access intersection which they have discussed with past Port Directors which they would like to see happen.

Chaney requests to be "on the front end" of changed proposed for Second Avenue West.

Rachel Muir asked if it was possible to have utilities buried underground. Chaney replied that it was possible as long as they can access it.

Norman Heyano thanked the commission for removing meridians from the plan. He also requested no stop sign at the corner of Main and Second Avenue West, by City Hall.

Commissioner (?) replied "so moved."

VI. NEW BUSINESS

No new business was discussed.

VII. UNFINISHED BUSINESS

- A. Resolution 2013-14 Recommending Community Walking Plan to Dillingham City Council for Approval.

MOTION: Paul Liedberg moved to approve Resolution 2013-14 and Rachel Muir seconded the motion.

Discussion: The motion would be to approve the Walking Plan as amended earlier.

MOTION: Paul Liedberg moved and Rachel Muir seconded the motion to approve the amendments to the Walking Plan

ACTION: Unanimous consent.

MOTION: Paul Liedberg moved and Rachel Muir seconded the motion to approve Resolution 2013-14 as amended.

ACTION: Unanimous consent.

IX. COMMISSIONER COMMENTS – None recorded.

X. ADJOURNMENT

MOTION: Rachel Muir Moved and Andy Anderson second motion to adjourn at approximately 3? p.m.

Bill Rodawalt, Chair

ATTEST:

Jody Seitz, Recorder

Planning Commissioners
Vacant, Seat A, Deputy Chair
Paul Liedberg, Seat B
Bill Rodawalt, Seat C, Chair



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

REGULAR MEETING MINUTES
August 20, 2013

I. CALL TO ORDER

Bill Rodawalt, Chair, called the meeting to order at 5:37 p.m. in the City Council Chambers.

II. ROLL CALL (quorum is 4)

Members present:

Paul Liedberg, Seat B
Bill Rodawalt, Seat C
Andy Anderson, Seat E
Julie Baltar, Seat F

Members Absent

Staff in Attendance:

Jody Seitz, City Planner, Recorder

Guests: Anne Brooks, Public Involvement coordinator, DOWL, HKM
Eric Voorhees, Design Engineer, DOWL HKM
Johann Mueller, ADOT
Matthew Hansen, Consultant Coordinator, ADOT Downtown Streets Project
Mayor Alice Ruby
Council member Keggie Tubbs

IV. APPROVAL OF THE AGENDA

MOTION: Paul Liedberg; Andy Anderson seconded the motion to approve the agenda.
ACTION: Unanimous approval.

IV. APPROVAL OF THE MINUTES

MOTION: Paul Liedberg moves to approve the minutes of July 16th. Andy Anderson seconded.
ACTION: Unanimous approval.

COMMUNICATIONS

A. Matthew Hansen ADOT the DOWL HKM and ADOT are here to listen to Planning Commissioners' review and feedback on the downtown streets 65% design.

- B. Communications to the Planning Commission – ADOT request for a Right of Way Ordinance in the City Code. Johann Mueller explained that it's like a project coming through and acquiring subdivisions. Usually would have to do the acquisition as the subdivision happens...this way they can plan the right of way acquisition, acquire the rights of way and then pull it together with the final plat. It's a more expeditious way to plat a road. Also that usually the right of way plat is submitted with the funding request to the federal government.

Discussed the communications from the public on material site development – particularly the citizen concerns about the Knik project and the excavating in the water table, the dust. The local concerns about viewshed, noise, potential impacts to the nearby anadromous stream, the area wells.

Requested to bring a resolution to the Planning Commission to move forward to protect local interests regarding material sites.

- C. Planner's Report – ADOT has left a 16 foot border around the airport fence so that snowmachiners can still get around the airport. Planner reviewed her report.

VI. PUBLIC HEARINGS

- A. Chair opened the public hearing at 5:56 p.m. for the Vacation of second Avenue West. No one testified in regard to this. Hearing closed at 5:57 p.m.

VII. UNFINISHED BUSINESS

- A. Discussion about Material Site Development. Chair mentioned that the roads seem to be suffering more than usual from all the truck traffic. Concern about what the city can regulate, can it regulate tiems of operation? And weight limit violations. Another commissioner mentioned they are weighing all the trucks.

Question about the state contract and requirement to repair damage the company causes.

Planner states ADOT told her that the contract belongs to KNIK. Discussion about asking terms of the contract.

- B. Subdivision Access Workshop – Chairman reviewed purpose in holding the workshops and studying the previous work by the subdivision access committee. Requested that the City try to attract a wider group of landowners to the meetings because the recommendations would affect more people than those requesting the changes. Paul Liedberg requested information on prescriptive easements and easements by necessity. Julie Baltar requested Choggiung be invited to join the group at its next workshop. Johann Mueller gave an example of where a

neighbor has a landlocked parcel and uses a well-worn trail to access her property over someone else's land.

Planner Seitz reported that she has invited Surveyor Marty Williams of BIA to join the PC for its next workshop.

- C. 65% Design Review – Planning Commission reviewed the plans with ADOT and DOWL HKM present. Johann Mueller passed out 11x17 copies of the Right of way plan. Julie Baltar asked about allotments. Planner Seitz says there's no allotments downtown (NOTE: this is not precisely accurate...there are some toward Snag Point, but not in the project area).

Recap – install vertical curbs where possible, and rolled curbs or demountable curbs where vertical curbs are not possible. City to try to raise funds for curb stops and other amenities.

Discussion about having a raised crosswalk at D and Kananak, about the paths down Main Street, about the N&N market area, about the vertical versus rolled curbs and designation of driveways and entrances to parking lots; about the path between Kenny Wren Road and D street – that it be built up to be level with the road because it is used and it is hard to cross the street from Kenny Wren road to Kananak. That it currently has been excluded from the project.

Discussion about D Street, separated path, location of parking will now be in the newly built parking lot between the Public safety building and the University.

Discussion signage and speed. City recommends that speed limit go to 15 mph instead of 20 for the whole project area. That the City will have to pass an ordinance for it to happen. Not recommended by ADOT. DOWL says it was discussed at ADOT...and 15 mph is considered too slow when taken with all the coming improvements, curbs, signage, crosswalks etc. That the streets will belong to the City after this. Discussion about how fast one can cross the raised crosswalks. That a T intersection at D street and Kananak will slow people down.

Discussion about stop sign at City Hall – local road review committee opposes having a stop sign there due to proximity of city hall driveway and N&N entry. Question over relationship of stop sign to crosswalk. Response is that it protects pedestrians on the crosswalk. Preferred alternative in recon report from 2005. Discussion over virtues of 2 versus 4 way stop. ADOT to investigate sight lines around City Hall from Second Avenue and Main Street.

Discussion that the water and sewer pipes are ductile iron and appear to be in good condition – even though they were installed roughly 30 years ago. The storm drains are now incorporated into the ADOT project and paid for by ADOT.

Review of signage through the project area and raised crosswalks throughout the project area. Areas of concern –at the library and Seward, crossing D to L&M in front of the bank, intersection between Second Ave and the bank; should provide one or the other. Comment that the improvements like good multi-use paths will affect how people travel along D Street and where they cross. That they will

likely follow the path to the established crosswalks. Chair has talked himself into agreeing with ADOT and DOWL on the location of the crosswalks and raised crosswalks. Not everyone else is as sure.

VIII. NEW BUSINESS

A. Resolution 2013-16 Right of Way Platting Ordinance Recommendation

MOTION: Paul Liedberg moved to approve and Andy Anderson seconded the motion to approve Resolution 2013- 16 Right of Way Ordinance. Johann Mueller gave an overview of the right of way plan set. Each individual legal description is represented there. It's presented as a preliminary plan. This one is a draft.

PC would approve as a preliminary plat. Once the parcel acquisition is finalized, then a final plat is prepared and approved by the Planning Commission and recorded as a subdivision plat creating the new lots the ADOT has acquired.

Discussion that the ordinance should be broad to apply to future road projects as well.

Resolution process to be that Planning Commission moves that it go forward to the City Council, recommend having the attorney complete additional revisions as needed, the City Council can introduce and then approve or it can recommend it to the Code Committee or just approve it after two public hearings.

MOTION: Friendly amendment by Chair Rodawalt to be a broad ordinance "for approving preliminary and final right of way acquisition plats," not specific to the AK Department of Transportation.

Seconded by Paul Liedberg.

ACTION: Unanimous Consent to the amendment

ACTION: Unanimous Consent to Resolution 2013-16 as amended.

B. Resolution 2013-17 Long Term Encroachment Permit for UAF new building – Planner requests to postpone to figure out some issues related to the repair of the road after the water line tie-in.

Discussion about the reason for the tie-in – which is to provide enough volume of water for the building's new sprinkler system.

MOTION: Chair Rodawalt proposes a short meeting on Friday at 5:30 to approve this resolution. Commissioner Baltar could participate by teleconference.

DOWL HKM and ADOT transportation engineers say there's usually no reason that the proper compaction and pavement repair couldn't be achieved. That this type of action is done all the time.

ACTION: Unanimous consent to postpone until Friday at 5:30 p.m.

C. Resolution 2013-18 Recommend Development of Material Site Ordinance

MOTION: Paul Liedberg moves to approve and Andy Anderson seconds the motion to adopt Resolution 2013-18.

Discussion: That the Commission does want to deal with Material Sites but suggests making it more broad, wants discussion on that. Mentioned Zoning and that there are different ways of doing that. Suggested that that could be dealt with at Council level. Wants to make sure that it isn't so broad that it turns council off. Planner suggests looking at Mat-Su Borough Codes, and Kenai Peninsula Borough Code on material sites and Ketchikan Gateway borough on zoning, for ideas about what to do.

MOTION: Chair Rodawalt asked for Unanimous Consent to a friendly amendment to the Resolution to read "recommends adoption of necessary changes to City Code to address development of commercial and industrial sites.

ACTION: Unanimous consent.

MOTION: P. Liedberg suggests amending the amendment to be "recommends adoption of necessary changes to City Code to address development of material sites." Andy Anderson seconded the motion.

Discussion: Want to proceed but not be so broad that the council objects.

ACTION: Unanimous Consent.

Noted typos in the Resolution. Planner to correct. They are non-substantive.

ACTION: Unanimous Consent to adopt Resolution 2013-18 as amended.

IX. COMMISSIONER COMMENTS

Paul Liedberg – no comment.

Julie Baltar – I'm gonna miss you guys.

Chair Rodawalt – Is that a notice you might be leaving the Planning Commission?
Suggests commissioners recruit more Planning Commissioners.

Andy Anderson – it's a real conversation stopper.

X. ADJOURNMENT

Meeting adjourned 7:53 p.m.

Bill Rodawalt, Chair

ATTEST:

Jody Seitz, Recorder

Planning Commissioners
Vacant, Seat A, Deputy Chair
Paul Liedberg, Seat B
Bill Rodawalt, Seat C, Chair



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

SPECIAL MEETING MINUTES
August 23, 2013

I. CALL TO ORDER

Bill Rodawalt, Chair, called the meeting to order at 5:30 p.m.

II. ROLL CALL (quorum is 4)

Members present:

Paul Liedberg, Seat B
Bill Rodawalt, Seat C
Andy Anderson, Seat E
Julie Baltar, Seat F on teleconference

Members Absent

Staff in Attendance:

Jody Seitz, City Planner, Recorder

Guests: John Bailey, Byler Construction

IV. APPROVAL OF THE AGENDA

MOTION: Paul Liedberg; Andy Anderson seconded the motion to approve the agenda.

ACTION: Unanimous approval.

IV. APPROVAL OF THE MINUTES

MOTION: Paul Liedberg moves to approve the minutes. Andy Anderson seconded.

ACTION: Unanimous approval.

COMMUNICATIONS

- A. Public comment – Planner reports City officials met with KNIK Construction. They submitted their reclamation plan to aDNR. They are planning to do some public information which everyone thought would be helpful.
- B. Planner's Report

VI. PUBLIC HEARINGS

- A. None.

VII. UNFINISHED BUSINESS

- A. Resolution 2013-17 Long Term Encroachment Permit for UAF new building at 315 D Street.

MOTION: Paul Liedberg moved and Julie Baltar seconded the motion to approve Resolution 2013-17 Long Term Encroachment Permit for UAF to tie their new building into the City's water main on D Street.

DISCUSSION:

- Planner described planned action to tie 6" line into City's 6" water main. The line will provide the volume of water required by the building's new sprinkler system. Public Works Department had been concerned about compaction. The project is prepared to provide 95% compaction. The company will work with Public works and will cut out and replace the pavement section using ADOT infrared equipment.
- Suggests changing the conditions of the permit to be that the University will repair damages caused by their activity until the Downtown Streets project begins.
- Add "to be" to the verb in the conditions. 2-7.

DISCUSSION:

- How long the company should be responsible for repairs. Concern that the Downtown Streets project might not actually occur within the next two years.

MOTION: Julie Baltar moved and Paul Liedberg seconded an amendment to condition #4 that the Owners are to be responsible for paying for repairs to the street if deteriorates due to the installation until such time as the AK DOT Downtown Streets project is undertaken;

DISCUSSION:

- Question about whether there was discussion on the period the construction company was to be held to be responsible for repairs.
- That the responsibility was entirely for damage caused by the installation.
- That it was questionable whether repairs on such a street could be expected to last more than two years.
- That the city shouldn't have to be responsible for damage caused by the company.
- Questions whether how long the City could require repairs.

- That no matter how long is stated in the amendment, it would only be for damage caused by the installation.
- Chair Rodawalt opposes the amendment for the record. Rationale is that there is a tight deadline and this could throw a monkey wrench into things. The project could be delayed due to conditions out of the control of the City or the construction company. Felt it was unreasonable.
- Responsibility for maintaining D Street. It is a City Street and city maintains it. The State plows D street in the winter.

VOTE on the Amendment: 1 Aye. 2 nay. Amendment fails. Grammatical changes remain.

VOTE on original resolution: Unanimous.

IX. COMMISSIONER COMMENTS

Paul Liedberg – none

Julie Baltar – none

Andy Anderson – none.

X. ADJOURNMENT

Meeting Adjourned 5:47 p.m

Bill Rodawalt, Chair

ATTEST:

Jody Seitz, Recorder

Mayor
Alice Ruby

Manager
Rose Loera



Dillingham Planning Commission
Bill Rodawalt, Chair
Paul Liedberg
Rachel Muir
Andy Anderson
Julie Baltar

MEMORANDUM

Date: September 17, 2013
To: Bill Rodawalt, Planning Commission Chair
From: Jody Seitz, City Planner
Subject: September Report

CIP: The City Council amended the CIP to include protective dolphins (pilings) for the All Tide Dock and eliminated the storm drains for the Downtown Streets due to the ADOT incorporating the drains into the Downtown Streets project.

Landfill Batch Oxidation System: the City is still trying to raise grants and loans to cover the purchase of the gasifier.

Funding applications: The City has commented on the points received for its ADEC Municipal Matching Grant submittals. The Wastewater Treatment Plant received 835 points and the Landfill MMG questionnaire received 435 points. Hopefully the comments the City made will improve these somewhat.

Land Use Permit enforcement: The Planning Department may now issue Stop Work Orders as the preliminary step if someone begins a project without getting a Land Use permit. This should help with compliance.

Material Sites: The pond is large where KNIK is dredging for gravel, the Neighbors continue to be worried. The Planning Commission's resolution was moved to the City Council Code Committee for investigation of ways to address community concerns.

Plats: The City Council has introduced the proposed Right of Way ordinance. The final hearing and possible adoption will be October 3.

Road Projects: ADOT is now incorporating the Storm drain system into the Downtown Streets, but is still not planning on incorporating the storm drains in front of the Post

*Our Vision. By 2015 to have an infrastructure that supports a sustainable, diversified and growing economy. * We will take a leadership role and partner with others to achieve economic development and other common goals. * We will develop a high quality City workforce to serve the community. * We will promote excellence in education.*

City of Dillingham

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Office. Neither is the ADOT planning on upgrading the path between Kenny Wren Road and D Street..

Port Land Exchange: More vetting and review of the proposed exchange needs to occur in house prior to brining this plat to the Planning Commission.

*Our Vision. By 2015 to have an infrastructure that supports a sustainable, diversified and growing economy. * We will take a leadership role and partner with others to achieve economic development and other common goals. * We will develop a high quality City workforce to serve the community. * We will promote excellence in education.*

RESOLUTION 2013-18
(formerly 2012-26)

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Denying approval of the Preliminary Plat for Tuntuvak Subdivision

WHEREAS, the City of Dillingham Planning Department received all the documents required for the preliminary plat of Tuntuvak Subdivision as of November 5, 2012; and

WHEREAS, the Dillingham Planning Commission did hold a public hearing on the preliminary plat of Tuntuvak Subdivision, November 20, 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, City Attorney Brooks Chandler has advised that the City of Dillingham Planning Commission may not approve Tuntuvak Subdivision without providing legal and physical public access to a dedicated public right of way; and

WHEREAS, the Dillingham Planning Commission tabled the subdivision preliminary plat until March 2013 while a subcommittee met to study the question of private access; and

WHEREAS, the Dillingham Municipal Code limits the amount of time the Planning Commission has to approve plats to sixty days and this time has passed; and

WHEREAS, the plat does not meet Dillingham Municipal Code 17.19.030;

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, denies approval for Tuntuvak Subdivision due to lack of a dedicated public access easement to Wood River Road, per DMC 17.19.030, and directs the Planning Director to return the plat to the applicant.

ADOPTED THIS 17th DAY OF September, 2013.

Bill Rodawalt, Chair

Jody Seitz, Recorder