

Planning Commissioners
Sabrina Savo, Seat A
Vacant, 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
REGULAR MEETING**

**May 13, 2015
5:30 p.m.**

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

Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVE MINUTES OF April 8, 2015**
- IV. APPROVAL OF AGENDA**
- V. COMMUNICATIONS**
 - A. Communications to the Planning Commission
 - B. Planner's Report
 - C. Citizen's comments on items not on the agenda
- VI. PUBLIC HEARINGS**
 - A. Dental Annex Subdivision Final Plat
 - B. Pacer Subdivision Final Plat
 - C. Six Year Capital Improvement Plan Update for FY17
 - D. Name Change Ridgeway Drive
- VII. UNFINISHED BUSINESS**
 - A. Resolution 2015-06 Recommending Revisions to Title 15 Floodplain Management ACTION
 - B. Title 18 Land Use ACTION
 - C. Resolution 2015-13 Rescind 2015-03 and Approval of Dental Annex Subdivision ACTION
- VIII. NEW BUSINESS**
 - A. Resolution 2015-05 Unsigned minutes and resolutions ACTION
 - B. Resolution 2015-07 Approving Dental Annex Subdivision Final Plat ACTION
 - C. Resolution 2015-08 Approving Pacer Subdivision Final Plat ACTION
 - D. Resolution 2015-09 Recommending 2015 CIP Update
 - E. Resolution 2015-10 Amend DMC 2.68 Speed Limits ACTION
 - F. Resolution 2015-11 Long Term Encroachment permit Main St. ACTION
 - G. Resolution 2015-12 Access to lots on ASLS 2005-51 ACTION
- IX. CITIZEN COMMENTS**

X. COMMISSIONER COMMENTS

XI. ADJOURNMENT

I. CALL TO ORDER

The regular meeting of the Dillingham Planning Commission was called to order by Presiding Officer William Corbett at 5:35 p.m.

II. ROLL CALL (quorum is 4)

Members present:

Gregg Marxmiller, Seat C
William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F, on teleconference

Public:

Bryan Reed, BBAHC
Bradford Archer, BBAHC
Pete Heyano

Members Absent:

Sabrina Savo, Seat A, excused

Staff in Attendance:

Jody Seitz, City Planner, Recorder

III. APPROVAL OF THE MINUTES OF March 11, 2015.

MOTION: Gregg Marxmiller moved and Andy Anderson seconded the motion to approve the minutes of March 11, 2015.

VOTE: Unanimous consent to approve the minutes.

IV. APPROVAL OF THE AGENDA

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

DISCUSSION:

- Gregg Marxmiller moved to amend the agenda to postpone R2015-06 Recommending Revisions to Title 15 Floodplain Management until the May 13th regular meeting, after the upcoming Floodplain management training, April 15. Andy Anderson seconded the motion. William Corbett called for the previous question.

VOTE: The motion to amend the agenda was approved unanimously.

MOTION: William Corbett moved and Gregg Marxmiller seconded the motion to remove Resolution 2015-02 Approving Variance 2015-01 from the agenda.

DISCUSSION:

Planner Seitz noted her report that after reviewing the code carefully, there was no need to request this Variance.

VOTE: Unanimous approval to amend the agenda.

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

VOTE: Unanimous approval.

V. COMMUNICATIONS

A. Communications to the Planning Commission

- Planner Seitz mentioned that the City Council was considering making changes to speed limits in specific areas of town a duty of the Planning Commission. No action was required at the moment, this is just a heads up to the Commission.
- Gregg Marxmiller was concerned about ADOT not using flaggers when they are maintaining the streets.
- William Corbett- a Citizen came to him requesting that the Bayside Drive name be corrected and renamed Larson Road. Planner to bring more information back to the Commission on the process for changing road names.
- Gregg Marxmiller – a citizen came to him interested in the process for changing the name of Squaw Creek road and possibly the creek as well.

B. Planner Seitz reviewed her report with the Commission.

C. Citizen's comments – no Citizens commented.

VI. PUBLIC HEARINGS

A. Variance for Dental Annex Subdivision – no testimony

B. Dental Annex Subdivision

- Brad Archer spoke in favor of completing the Dental Annex Subdivision.

C. Clark Subdivision: No one testified.

VII. UNFINISHED BUSINESS

A. Resolutions 2015-06 – postponed til May 13 by previous motion.

B. Commissioner Training

- Floodplain Management Training is coming up next Wednesday here at City Hall Council chambers from 2:30 to 5 p.m.
- Planner wants to try to arrange general Commissioner training for May.

VIII. NEW BUSINESS

- A. Resolution 2015-02 Approving Variance 2015-01 - REMOVED from the agenda by previous motion.
- B. Resolutions 2015-03 Approving Dental Annex Subdivision Preliminary Plat

MOTION: Andy Anderson moved and Gregg Marxmiller seconded the motion to approve Resolution 2015-01.

DISCUSSION:

- Planner Seitz discussed the plat and reviewed her report, pointed out the encroachment of the hospital complex on USS 937, but that that did not constitute anything more than a future problem for the owner which it could remedy now or later, as it chooses.
- There was a question about the Kananak Road easement and note that it was not clearly depicted on the plat.

William Corbett moved the previous question. (*Recorder's note: no second was made.*)

VOTE: Unanimous approval.

- C. Resolution 2015-04 Approving Clark Subdivision

MOTION: Gregg Marxmiller moved and Andy Anderson seconded the motion to approved Clark Subdivision Preliminary Plat

- Planner Seitz reviewed her report.
- Pointed out that the electrical easement would need to increase to 20 feet per DMC and at the request of Nushagak Cooperative.

VOTE: The preliminary plat of Clark Subdivision was approved unanimously.

- D. Resolution 2015-05 Authorizing Chair to sign formerly approved but unsigned minutes

- Suggested tabling this until more information on the these documents is available
- Suggested wording the resolution more definitively so that this would only be done when there was absolutely no doubt that the document had been approved by the commission.
- Requested advice in writing from the City Clerk.

MOTION: Andy Anderson moved and Gregg Marxmiller seconded the motion to table Resolution 2015-05 until the next regular meeting.

VOTE: Unanimous approval to table the resolution until the next meeting.

X. CITIZEN'S COMMENTS

All the citizens had departed by this time.

XI. COMMISSIONER COMMENTS

XI. ADJOURNMENT

Gregg Marxmiller: Wants to see ADOT use adequate flaggers. Traffic is being put into opposing lanes when they are filling potholes. There were no flaggers used during pothole filling or grading this week. Thinks we could do better. Planner suggested talking with ADOT's Airport Manager.

Meeting adjourned 6:58 p.m.

William Corbett, Presiding Officer

ATTEST:

Jody Seitz, Recorder

RESOLUTION 2015-06
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending changes to Title 15 Floodplain Management to the City Council

WHEREAS, the City of Dillingham participates in the National Flood Insurance Program;
and,

WHEREAS, the State of Alaska Floodplain Coordinator conducted a Community Assistance Visit and recommended revising Title 15 of the Dillingham Municipal Code to remove the requirement for a variance to build shoreline dependent uses in the V zone of the floodplain; and

WHEREAS, via Resolutions 2014-12 and 2014-21 the Dillingham Planning Commission made recommendations for changes to the ordinance; and

WHEREAS, FEMA also reviewed the existing Title 15 in full and made additional suggested changes which are required by the Federal Code of Regulations;

THEREFORE, BE IT RESOLVED that the Planning Commission recommends the attached revised ordinance to the Dillingham City Council for its approval.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Julianne E. Baltar, Chair

Jody Seitz, Recorder



CITY OF DILLINGHAM, ALASKA

ORDINANCE NO. 2014-__

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AMENDING CHAPTER 15.04 OF THE DILLINGHAM MUNICIPAL CODE TO ALLOW FOR REVIEW OF PERMIT APPLICATIONS BY A REGISTERED PROFESSIONAL ENGINEER AT THE COST OF THE APPLICANT, AND TO ESTABLISH CRITERIA FOR ISSUING FLOODPLAIN DEVELOPMENT PERMITS FOR FUNCTIONALLY DEPENDENT USES AND MODIFY VARIANCE STANDARDS

BE IT ENACTED BY THE DILLINGHAM CITY COUNCIL:

Section 1. Amendment of Section 15.04.020. Section 15.04.020 of the Dillingham Municipal Code is hereby amended to read as follows: [new language is underlined deleted language is overstruck]:

15.04.020 Definitions.

As used in this chapter, the following words have the meanings ascribed to them in this section:

- A. "Area of Special Flood Hazard" means the land in the flood plain within the community subject to a 1 percent or greater chance of flooding in any given year , as identified in the Flood Insurance Rate Map.
 - B. Base Flood or "One Hundred Year Flood" means a flood that has a 1% chance of being equaled or exceeded in a given year.
 - C. "Federal Insurance Administration" (FIA) of the Federal Emergency Management Agency (FEMA) is responsible for administration of the National Flood Insurance Program.
 - D. "Fill" means nonload bearing material susceptible to wash or erosion such as dredge spoils, debris, sand or dirt.
 - E. "Flood" means a general and temporary condition of partial or complete inundation of normally dry land areas from 1) overflow of inland or tidal waters; 2) unusual and rapid accumulation or runoff of surface waters from any source; 3) mudflow; 4) collapse or subsidence of land along the shore of a body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, that result in overflow of inland or tidal waters.
- ~~G. "Flood hazard area" includes all area within the corporate limits subject to the one hundred-year flood as delineated on the flood insurance rate map for the city published by the Federal Insurance Administration.~~

F. "Flood insurance rate map" (FIRM) means the map of the city issued by the Federal Insurance Administration which delineates the area subject to the one-hundred-year flood and the risk premium zones applicable to the community.

G. Flood plain or flood-prone area means any land area susceptible to being inundated by water from any source .

H. "Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, ship building and ship repair facilities, fuel storage facilities, and seafood processing facilities but does not include long term storage facilities.

I. "Lowest floor" means the lowest enclosed area (including basement).

J. "Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

K. "Mean lower low water" means the elevation datum (0.00 feet) referenced on the flood insurance rate maps. MLLW is 10.0 feet below the National Geodetic Vertical Datum of 1929 (NGVD) in Dillingham.

~~F. "One-hundred-year flood" means a flood of a magnitude which can be expected to occur on the average of once every one hundred years. It is possible for this size flood to occur during any year. The odds are one to one hundred that this size flood will occur during a given year; there is a one percent chance that a flood of this magnitude will occur each year. Statistical analysis of available streamflow or coastal storm records, or analysis of rainfall and runoff characteristics of the watershed, or coastal topography and depth of the one-hundred-year flood. Also referred to as the base flood or regulatory flood.~~

L. "Special Flood Hazard Area (SFHA)" means areas subject to the Base Flood. The SFHA includes A and V zones.

G. M. "Structure" means a walled and roofed building including a gas or liquid storage tank, that is principally above ground and which is used for residential, business, agricultural or religious purposes, or which is occupied by a private, nonprofit organization, or which is owned by a state or local government or any agency thereof; the term includes mobile homes and other modular units.

H. N. "Substantially improved" means any remodeling, repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the fair market value of the property either as such value exists before the improvement is started or if the property has been damaged and is being restored, as such value existed before the damage occurred.

K. O. "Variances" are grants of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

Section 2. Amendment of Section 15.04.030. Section 15.04.030 of the Dillingham Municipal Code is hereby amended to read as follows [new language is underlined]:

15.04.030 Floodplain permit—Required.

No party shall make any changes to improved or unimproved real estate, including mine, dredge, fill, grade, pave, excavate, construct, construct an addition to, substantially improve or relocate a structure within areas of the city within a special flood hazard area without first securing from the city planning department, a floodplain permit for each structure. It is not the intent of this chapter to require a floodplain permit outside of flood hazard areas.

Section 3. Amendment of Section 15.04.031(B). Section 15.04.031(B) of the Dillingham Municipal Code is hereby amended to read as follows [new language is underlined]:

B. The areas of special flood hazard identified by the Federal Insurance Administration are a scientific and engineering report entitled, "The Flood Insurance Study for the City of Dillingham, Alaska," dated September 30, 1982, with accompanying Flood Insurance Rate Maps, is hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at City Hall.

Section 4. Amendment of Section 15.04.040(B). Section 15.04.040(B) of the Dillingham Municipal Code is hereby amended to read as follows [new language is underlined]:

B. Information Required. The information furnished in the application shall include, but is not limited to:

1. The name and address of the owner of the tract;
2. A legal description of the tract;
3. Statement of the following elevations:
 - a. The ground elevation after site preparation,
 - b. Projected lowest floor elevation, (including basement) in relation to mean low water of all structures,
 - c. Elevation in relation to mean lower low water to which any non-residential structure has been dry-floodproofed.
4. Certification by a registered professional engineer, architect, surveyor or city permit official that the proposed floodproofing methods for any nonresidential structure meet the floodproofing criteria in this chapter;
5. Information which demonstrates that the structure will be adequately protected against flood damage and that the structure or site preparation will not adversely affect flood elevations or velocities. The required protective measures are set forth in Section 15.04.050

Section 5. Amendment of Section 15.04.040(C). Section 15.04.040(C) of the Dillingham Municipal Code is hereby amended to read as follows [new language is underlined]:

C. Evaluation. Following the filing of the application, the planning department shall review the submittal, request any additional information deemed necessary, and evaluate the application

based upon the provisions of this chapter. The department may retain the services of a professional engineer licensed in Alaska to assist in the review of the submittal. The cost shall be commercially reasonable and an estimate shall be provided to the applicant and reviewed with the applicant at their request. The costs of the engineering services shall be paid for by the permit applicant.

Section 6. Amendment of Chapter 15.04. Chapter 15.04 of the Dillingham Municipal Code is hereby amended by the addition of a new Section 15.04.055 to read as follows:

15.04.055 Functionally Dependent Uses.

A. The Planning Director may grant a floodplain permit for a structure that has a functionally dependent use and is located in the coastal high hazard area (zones V1-V30) as designated in the most recent Flood Insurance Rate Map only upon determining that the following conditions have been met:

1. Any new or substantially improved structure shall be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure.
2. Construction materials and utility equipment that are resistant to flood damage and construction practices and methods that will minimize flood damages shall be utilized.
3. A failure to grant the permit would result in exceptional hardship to the applicant
4. Granting the permit will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public.
5. The requirements of Section 15.04.064(A)(2)-(5) will be met.

B. In deciding whether to grant a floodplain permit for a proposed functionally dependent use the planning director shall consider :

1. the danger that materials may be swept onto other lands to the injury of others;
2. the danger to life and property due to flooding or erosion damage;
3. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. the importance of the services provided by the proposed facility to the community;
5. the compatibility of the proposed use with existing and anticipated development;
6. the relationship of the proposed use to the Comprehensive Plan and Flood Plain Management Program for that area;
7. the safety of access to the property in times of flood for ordinary and emergency vehicles;

8. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
9. the cost of providing governmental services to the facility during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets, and bridges.
10. whether granting the permit would result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws and ordinances.

C. Upon consideration of the factors of subsection (B) of this section, the planning director may attach such conditions to the granting of permits for functionally dependent uses as the director deems necessary to further the purposes of this ordinance.

Section 7. Amendment of Section 15.04.061. Section 15.04.061 of the Dillingham Municipal Code is hereby amended to read as follows[new language is underlined; deleted language is overstruck]:

15.04.061 Residential structures.

The lowest floor of new construction or substantial improvement shall be located at or above the ~~one-hundred-year flood level~~ base flood elevation. All manufactured homes to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and shall be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 15.04.050(A)(2)

Section 8. Amendment of Section 15.04.062(A). Section 15.04.062(A) of the Dillingham Municipal Code is hereby amended to read as follows[new language is underlined; deleted language is overstruck];

A. The lowest floor of new construction or substantial improvement shall be located at or above the one-hundred-year flood level or is dry-floodproofed to that level.

Section 9. Amendment of Section 15.04.064(A(1)). Section 15.04.064(A)(1) of the Dillingham Municipal Code is hereby amended to read as follows[new language is underlined; deleted language is overstruck]:

15.04.064 Coastal high hazard areas.

A. Within coastal high hazard areas (V zones) the city shall:

1. Require that all new construction other than functionally dependent uses within zones V1-V30 on the FIRM be located landward of the reach of mean high tide, ~~or that waterdependent structures that require an over-water location shall petition for a variance~~

Section 10. Repeal of Section 15.04.064(B). Section 15.04.064(B) of the Dillingham Municipal Code is hereby repealed in its entirety.

Section 11. Amendment of Section 15.04.065(A). Section 15.04.065(A) of the Dillingham Municipal Code is hereby amended to read as follows [new language is underlined]:

A. In floodprone areas not covered by the Dillingham flood insurance study and maps, all structures shall be set back from the tidal waterfront sufficiently to avoid possible damage from wave runup flooding; to protect shoreline resources from unnecessary degradation, and maintain public access and scenic values. All new or expanded shoreline development which does not require a water edge or water surface location shall be set back twenty-five feet from the ordinary high water mark, provided that, on erosional or otherwise geologically unstable bluffs or banks exceeding ten feet in height or on banks sloping more than thirty percent, any setback shall be measured from bank rim to top of such slope respectively. These setbacks apply to primary structures and accessory buildings. These setbacks do not apply to shoreline-dependent development that requires an over-water or water-edge location (e.g., seafood processing) or to outdoor decks or patios. Water-dependent structures that require an over-water or water-edge location shall be elevated at least two feet above the ordinary high tide or at or above base flood elevation, whichever is the higher.

Section 12. Amendment of Section 15.04.100. Section 15.04.100 of the Dillingham Municipal Code is hereby amended to read as follows [new language is underlined, deleted language is overstruck]:

15.04.100 Variances.

A. Variances may be issued by the planning commission for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or a State Inventory of Historic Places, without regard to the procedures set forth in this section.

B. Standards for the granting of variances by the city are as follows:

~~1. Variances shall not be issued by the city within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.~~

~~2~~ 1. Variances may be issued by the city for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level.

~~3~~ 2. Variances shall only be issued by the city upon:

a. A showing of good and sufficient cause,

b. A determination that failure to grant the variance would result in exceptional hardship to the applicant,

c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create

nuisances, cause fraud on or victimization of the public, or conflict with existing ordinances, and

d. ~~Variances shall only be issued upon~~ A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

C. In passing upon variance applications, the planning commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

- a. the danger that materials may be swept onto other lands to the injury of others;
- b. the danger to life and property due to flooding or erosion damage;
- c. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- d. the importance of the services provided by the proposed facility to the community;
- e. the necessity to the facility of a waterfront location, where applicable;
- f. the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- g. the compatibility of the proposed use with existing and anticipated development;
- h. the relationship of the proposed use to the Comprehensive Plan and Flood Plain Management Program for that area;
- i. the safety of access to the property in times of flood for ordinary and emergency vehicles;
- j. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
- k. the cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets, and bridges.

5 D. Upon consideration of the factors of subsection ~~(A)(4)~~ C of this section and the purposes of this ordinance, the planning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

~~6. Variances may be issued to accommodate the needs of functionally dependent uses. A "functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or~~

~~passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.~~

7 E. Variances may be issued for nonresidential buildings to allow a lesser degree of floodproofing than watertight or dry floodproofing, where the economic activity and resulting benefit to the community outweighs the damage potential.

8. ~~Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.~~

9. ~~Variances may be issued for nonresidential new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria for variance are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.~~

E. -10. The city shall notify the applicant in writing over the signature of the planning director that:

a. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates. for flood insurance. up to amounts as high as twenty-five dollars for one hundred dollars of insurance coverage, and

b. Such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions as required in paragraph G A6 of this section, and

G. 11. The planning department shall:

a. Maintain a record of all variance actions, including justification for their issuance, and

b. Report such variances issued in its annual report submitted to the Federal Insurance Administrator..

Section 13. Effective Date. This ordinance is effective upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on

SEAL:

Alice Ruby, Mayor

ATTEST:

Janice Williams, City Clerk



RESOLUTION 2015-13
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Rescinding PCR 2015-03 and Approving Dental Annex Subdivision Preliminary Plat
with revised conditions

WHEREAS, the Dillingham Planning Commission did hold a public hearing on the preliminary plat of Dental Annex Subdivision April 8, 2015; and

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

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

WHEREAS, on further review, the Planning Department has determined it is not mandatory that the landowner replat their property lines to remove the encroachment on USS 937;

WHEREAS, the Dillingham Planning Commission found that the preliminary plat of Dental Annex Subdivision for the most part met the requirements of the Dillingham Municipal Code;

THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Dillingham, Alaska, the preliminary plat of Dental Annex Subdivision is approved once the following conditions are met:

- a. Clean up labeling of electrical lines.
- b. Correct all typos, provide the definition of all symbols in the legend, and correct the name of Kanakanak Road.
- c. Put "public access easement" on Berrypicker's Lane.
- d. Put the ownership of USS 937 on the plat.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Presiding Officer

Jody Seitz, Recorder

RESOLUTION 2015-05
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Authorizing the Chair of the Dillingham Planning Commission to sign formerly approved
but unsigned minutes and resolutions

WHEREAS, the approved minutes and other evidence can substantiate that an action or document was approved by the Planning Commission; and

WHEREAS, due to turnover in staff and commissioners some documents may have been approved but never signed by the Planning Commission chair; and

WHEREAS, it may not be possible to obtain the original chair's signature;

THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Dillingham, Alaska, that when it is clearly demonstrated that a resolution or minutes were approved, that the current Chair may sign those documents in lieu of the original chair.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Julianne E. Baltar, Chair

Jody Seitz, Recorder

RESOLUTION 2015-07
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving Dental Annex Subdivision Final Plat

WHEREAS, the Dillingham Planning Commission did hold a public hearing and approve the preliminary plat of Dental Annex Subdivision April 8, 2015; and

WHEREAS, notice of the required public hearing for the final plat was issued per DMC 17.07.050 on April 15, 2015 to agencies, adjacent landowners and posters posted on May 7, 2015; and

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

WHEREAS, the Dillingham Planning Commission reviewed the final plat for compliance with the requirements for Title 17 of the Dillingham Municipal Code; and

WHEREAS, the Dillingham Planning Commission found that final plat of Dental Annex Subdivision the meets the requirements of the Dillingham Municipal Code;

THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Dillingham, Alaska, the final plat of Dental Annex Subdivision is approved.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Julianne E. Baltar, Chair

Jody Seitz, Recorder

RESOLUTION 2015-08
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving Pacer Subdivision Final Plat

WHEREAS, the Dillingham Planning Commission did hold a public hearing and approve the preliminary plat of Pacer Subdivision April 16, 2014; and

WHEREAS, notice of the required public hearing for the final plat was issued per DMC 17.07.050 on April 15, 2015 to agencies, adjacent landowners and posters posted on May 7, 2015; and

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

WHEREAS, the Dillingham Planning Commission reviewed the final plat for compliance with the requirements for Title 17 of the Dillingham Municipal Code; and

WHEREAS, the Dillingham Planning Commission found that final plat of Pacer Subdivision the meets the requirements of the Dillingham Municipal Code;

THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Dillingham, Alaska, the final plat of Pacer Subdivision is approved.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Julianne E. Baltar, Chair

Jody Seitz, Recorder

RESOLUTION 2015-09
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending the 2015 update of the
Six Year Capital Improvement Plan 2016-2021

WHEREAS, the City of Dillingham Municipal Code 2.38.160 (A)(5) requires that the Planning Commission conduct an annual update of the City's Six Year Capital Improvement Plan; and

WHEREAS, the Planning Commission is updating the plan as the Municipal code requires, during the spring budget process; and

WEHREAS, the six year plan was the result of an extensive public process in the fall of 2012; and,

WHEREAS, Public Works staff and the Planning Department ranked all projects with regard to 17 criteria; and

WHEREAS, the Planning Commission held a Public Hearing 5/13/15; and

WHEREAS, this Six Year Plan will provide the basis for the FY17 legislative requests as well as future updates of the City's capital needs; and

WEHREAS, the Planning Commission has reviewed the proposed Six Year Capital Improvement Plan for 2016-2021;

THEREFORE, the Dillingham Planning Commission recommends the attached Six Year Capital Improvement Plan for 2015-2020 to the Dillingham City Council for approval.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Julianne E. Baltar, Presiding Officer	Jody Seitz, Recorder
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City of Dillingham 2016-2021
Capital Improvement Plan

PROJECT	Description	Existing Funding	Total Cost	funding need	Comment	Priority	2016			2017			2018			2019			2020			2021			Category Funding Need
							first priority	second priority	third priority	first priority	second priority	third priority	first priority	second priority	third priority	first priority	second priority	third priority	first priority	second priority	third priority	first priority	second priority	third priority	
A. EQUIPMENT REPLACEMENT																									
	Snowblower Flail Mower attachment		\$31,425	\$31,425		1	X					X												2,189,425	
	F350 Shop Truck		\$73,000	\$73,000		1	X					X													
	Manitowoc Crane for Port		\$2,000,000	\$2,000,000		2						X													
	Ambulance	\$250,000			Ambulance Replacement Fund	1	X					X													
	Emergency Response Boat		\$85,000	\$85,000	apply for FEMA grant	2						X													
B. EROSION/PORT/HARBOR																									
																								30,976,000	
	All-Tide Dock Protective Dolphins		\$0	\$1,050,000	PND ROM estimate	1	X					X													
	Emergency Bank Stabilization (USACOE Harbor Revetments and Breakwater)		\$0	\$21,500,000	potential 35:65 local/federal cost share	2																			
	Interior Harbor Bulkheads		\$0	\$8,184,000	BESC \$6,000,000 per 1100 ft	2																			
	Harbor Float Replacement		\$0	\$90,000	Staff ROM design 7,500, floats 82,500	1	X					X													
	Snag Point Bulkhead and Interior Harbor Protection	\$48,000	\$1,200,000	\$152,000		1	X					X													

City of Dillingham 2016-2021
Capital Improvement Plan

PROJECT	Description	Existing Funding	Total Cost	funding need	Comment	Priority	2016	2017	2018	2019	2020	2021	Category Funding Need
C. FACILITIES													
Alternate E911 Operations Center Phase II	provides complete redundancy in the system		\$445,000	\$445,000	Phase I underway (250,000 leg. Grant)	1	X	X					25,233,406
City Facilities Safety and Energy Upgrades	Design/Build	\$9,000	\$216,700	\$207,700		1	X	X					
City Hall carpets			\$30,252	\$30,252	Dagen Nelson Estimate	Maintenance							
Evergreen Cemetery	Interior access roads and plot alignment	\$0	\$125,000	\$125,000	ROM estimate by staff	3		X	X				
Fire Hall and Public Safety Building	Replace Fire and Public Safety Buildings		\$21,364,552	\$21,364,552	2014 estimate	1	X	X					
Hockey Rink	Build Roof over rink	\$20,000				locate rink to build new DPS Build							
Landfill Phase III	Landfill Plan Update, new cell, enclose existing cell		\$225,000	\$225,000	ACWLF,ADEC MMG	2		X	X				
Public Works Heated Compound Storage Building and Fence		\$0	\$487,000	\$487,000	ROM estimate by staff	1	X	X					
Phased Senior Center Upgrades	Replace siding, roof, windows, doors, new entry, sitework, ventilation & heating systems	\$0	\$1,829,673	\$548,902	2007 Bezek, Durst, Seizer estimate adjusted by 39% for inflation	1	X	X					
1940 Territorial Elementary School	foundation, sprinkler system, fate undetermined	\$0	\$1,800,000	\$1,800,000	2013 Engineer Estimate	3					X	X	

**City of Dillingham 2016-2021
Capital Improvement Plan**

PROJECT	Description	Existing Funding	Total Cost	funding need	Comment	Priority	2016	2017	2018	2019	2020	2021	Category Funding Need
D. ROADS													
Nerka Road Rehabilitation	65% design	\$1,249,558	\$5,479,558	\$4,230,000	BIA IRR funding	3					X	X	4,780,000
Utility and Fence Relocation at Port and Main Street		\$0	\$50,000	\$ 50,000.00		1	X	X					
Additional ADOT Downtown Street Road Rehabilitation	rehabilitate Seward St. and D St in front of P.O. to Lil Larry Rd	\$0	\$500,000	\$500,000	with ADOT DTS project	1	X	X					
E. WATER/SEWER													
Downtown Sewer Expansion (Old Airport Sewer Line)	sewer line in E or F streets	\$0	\$1,069,000	\$1,069,000	BESC 2003 WSMP adjusted for inflation	1	X	X					4,701,659
Harbor Water and Sewer Line	900 lineal ft. of water and sewer line + lift station	\$0	\$1,062,600	\$1,062,600	2012 Staff ROM	2			X	X			
Wastewater System Upgrades	Phase III Upgrades, lift stations and outfall	\$3,000,000	\$4,500,000	\$1,500,000	2014 Facility Plan + 2012 Lift Station Report	1	X	X					
Water System Improvements	new water source, upgrades, expansion	\$2,140,119	\$3,210,179	\$1,070,059	2003 WSMP	1	X	X					
GRAND TOTAL		\$6,716,677	\$76,607,939										10,444,752
F. FACILITIES PROPOSED BY OTHER ENTITIES (or more than 6 years out)													
Fish Processing Plant			\$7,924,000										
Harvey Samuelson Community Cultural Center			\$10,444,752	\$10,444,752	2009 Estimate								
Kanakanak Beach Parking Lot with CTC	city land												
SAFE and Fear Free Environment Sewer Line													

**City of Dillingham 2016-2021
Capital Improvement Plan**

PROJECT	Description	Existing Funding	Total Cost	funding need	Comment	Priority	2016	2017	2018	2019	2020	2021	Category Funding Need
Squaw Creek Road	Right of way issues; road is unconstructed												
G. PROPOSED SERVICES													
1	Coordinated Transportation plan												
* USACOE Emergency Bank Stabilization Project at Harbor Entrance to protect dredge spoils facility and interior harbor													
Table includes City of Dillingham projects and those funded primarily by another entity but which require City matching funds. Does not include projects funded by other entities.													

RESOLUTION 2015-10
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending DMC 2.68 Planning Commission Duties and functions include addressing requests for changes in street amenities and speed limits

WHEREAS, the City of Dillingham Municipal Code 2.68.160 governs the duties and functions of the Planning Commission; and

WHEREAS, the Planning Commission has among its responsibilities the preparation of the Comprehensive Plan and Land Use Regulations to implement the Comprehensive Plan; and

WHEREAS, requests for changes to street amenities such as lights, crosswalks, bus stops, and speed limits as a function of the Planning Commission is consistent with the Commission's other responsibilities; and,

WHEREAS, DMC 2.68.160 provides a process for these requests which includes a public hearing before submitting such recommendations to the City Council; and

THEREFORE, the Dillingham Planning Commission recommends amending the Dillingham Municipal Code Chapter 2.68 as follows:

2.68.160 Duties and functions.

- A. The planning commission shall prepare and recommend to the city council the following:
1. A comprehensive plan consisting of maps and related texts for the systematic development of the city;
 2. Land use regulations to implement the comprehensive plan;
 3. A subdivision ordinance;
 4. The official map of the city. Said map shall include reference to land use regulations or other applicable restrictions prescribed by the commission; and
 5. An annual update of a six-year capital improvement plan;
 6. Modifications to the documents specified in subdivisions 1 through 5 of this subsection; and
 7. A review of proposed community structures and facilities for consistency with the comprehensive plan and the capital improvement projects plan.
 8. A review of requests for changes to street amenities such as crosswalks, bus stops, and speed limits.
- B. The commission shall publish notice of and hold at least one public hearing before submitting its recommendations under subsection A of this section to the council. Notice shall be published in the same manner as in the case of ordinances.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Julianne E. Baltar, Presiding Officer	Jody Seitz, Recorder
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RESOLUTION 2015-11
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending approval of a Long Term Encroachment Permit for Nushagak
Cooperatives to install conduit across Main Street

WHEREAS, Nushagak Cooperative wishes to install conduit across Main Street as per the attached map; 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;

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, recommends the City Council approve Long Term Encroachment permit 2015-02 to install conduit across Main Street at approximately 300 Main Street, across to the Port entrance, 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.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Julianne E. Baltar, Presiding Officer	Jody Seitz, Recorder
---------------------------------------	----------------------



Three runs of four inch schedule 40
PVC buried @ 48" below grade



DRAFT RESOLUTION 2015-12
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending the City Council acquire access to lots on Alaska State Land Survey
2005-51

WHEREAS, Alaska State Land Survey 2005-51 is the plat with which the state is conveying land to the City for a new community center; and

WHEREAS, certain parcels on this plat do not have legal access; and

WHEREAS, Kenny Wren Road is an unimproved road on private land; and

WHEREAS, Kenny Wren Road has existed since before statehood; and

WHEREAS, it provides the only, most practicable access to all the state parcels on this plat; and

WHEREAS, DMC 17.03.030 requires that legal access be provided to all lots;

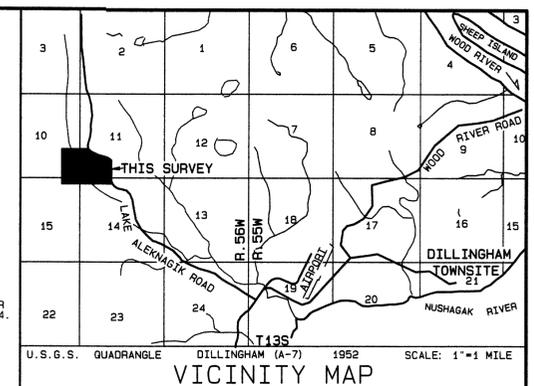
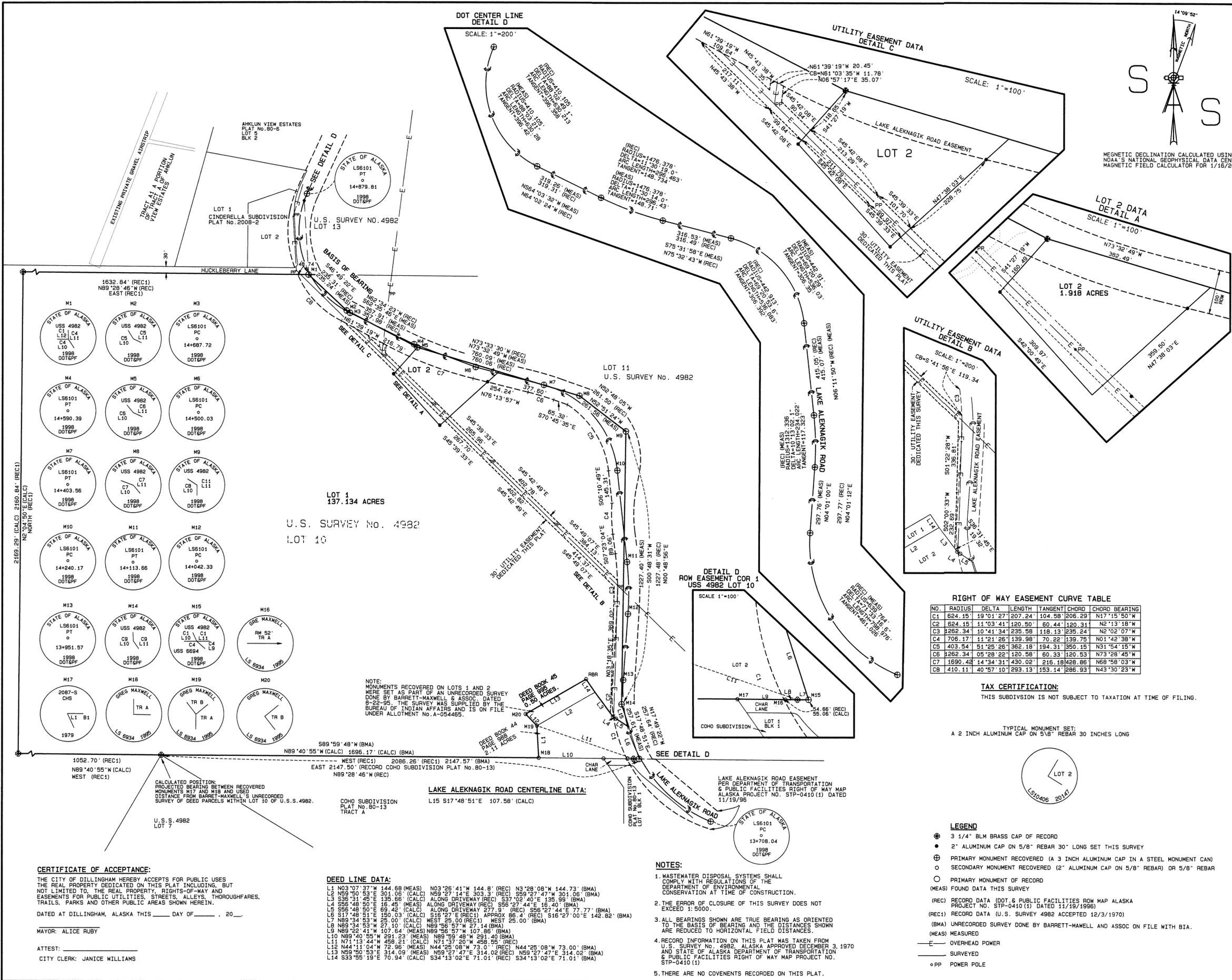
THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, recommends the City Council secure legal access along Kenny Wren Road so that the plat ASLS 2005-51 may be finalized.

ADOPTED by the Dillingham Planning Commission May 13, 2015.

Presiding Officer

Jody Seitz, Recorder





CERTIFICATE OF OWNERSHIP AND DEDICATION:
 I, NICK WAHL, CERTIFY THAT I AM THE OWNER OF PACER SUBDIVISION LOTS 1 AND 2 AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND RESERVE FOR PRIVATE USE, THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED ON THIS PLAT.

OWNER: _____ DATE: _____
 ALLOTMENT NO. A-054465
 NICK WAHL
 P.O. BOX 17
 DILLINGHAM, AK 99576

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLAT APPROVAL:
 THIS 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 APPLICABLE THERETO.

BY: _____
 JULIANNE E. BALTAR
 CHAIRPERSON, PLANNING COMMISSION

U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS
 IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337, 118 STAT. 1357, IN THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY APPROVED THIS _____ DAY OF _____, 20____ BY AUTHORITY OF THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED BY 209 DM 6, 230 DM 1, 3 1AM4.

REGIONAL DIRECTOR, ALASKA REGION DATE: _____
NOTARY'S ACKNOWLEDGEMENT
 STATE OF ALASKA JUDICIAL DISTRICT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:
 I, JOHN O'CONNOR, A 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 10406 DATE: _____



RIGHT OF WAY EASEMENT CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	524.15	19°01'27"	207.24	104.58	206.29	N17°15'50"W
C2	524.15	11°03'41"	120.50	60.44	120.31	N2°13'39"W
C3	262.34	10°41'34"	129.58	118.13	129.54	N2°02'07"W
C4	706.17	11°21'26"	139.98	70.22	139.75	N01°42'38"W
C5	403.54	51°25'26"	362.18	194.31	350.15	N31°54'15"W
C6	262.34	05°28'22"	120.58	60.33	120.53	N73°28'45"W
C7	1690.42	14°34'31"	430.02	216.18	428.86	N68°58'03"W
C8	410.11	40°57'10"	293.13	153.14	286.93	N43°30'23"W

TAX CERTIFICATION:
 THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT TIME OF FILING.

TYPICAL MONUMENT SET:
 A 2 INCH ALUMINUM CAP ON 5/8" REBAR 30 INCHES LONG

- NOTES:**
- WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
 - THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - RECORD INFORMATION ON THIS PLAT WAS TAKEN FROM U.S. SURVEY NO. 4982, ALASKA APPROVED DECEMBER 3, 1970 AND STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY MAP PROJECT NO. STP-0410 (1).
 - THERE ARE NO COVENANTS RECORDED ON THIS PLAT.

CERTIFICATE OF ACCEPTANCE:
 THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO, THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREIN.

DATED AT DILLINGHAM, ALASKA THIS _____ DAY OF _____, 20____.

MAYOR: ALICE RUBY

ATTEST: _____
 CITY CLERK: JANICE WILLIAMS

DEED LINE DATA:
 L1 N03°07'37"W 144.68 (MEAS) N03°26'41"W 144.8' (REC) N3°28'08"W 144.73' (BMA)
 L2 N59°50'53"E 301.06 (CALC) N59°27'14"E 303.3' (REC) S59°27'47"W 301.06' (BMA)
 L3 S36°31'45"E 135.66' (CALC) ALONG DRIVEWAY (REC) S37°02'40"E 135.99' (BMA)
 L4 S56°48'50"E 16.45' (MEAS) ALONG DRIVEWAY (REC) S56°27'44"E 16.40' (BMA)
 L5 S56°48'50"E 69.42 (CALC) WEST 27.7' (REC) S56°27'44"E 77.77' (BMA)
 L6 S17°48'51"E 190.03 (CALC) S16°57'E (REC) APPROX 86.4' (REC) S16°27'00"E 142.82' (BMA)
 L7 N89°34'53"W 25.00' (CALC) WEST 25.00' (REC) WEST 25.00' (BMA)
 L8 N89°34'53"W 27.10 (CALC) N89°55'57"W 27.14 (BMA)
 L9 N89°22'41"W 107.64 (MEAS) N89°55'57"W 107.86' (BMA)
 L10 N89°40'55"W 291.23' (MEAS) N89°39'48"W 291.40' (BMA)
 L11 N71°13'24"W 458.21 (CALC) N71°37'20"W 458.95' (REC)
 L12 N44°11'04"W 72.96 (MEAS) N44°25'08"W 73.0' (REC) N44°25'08"W 73.00' (BMA)
 L13 N59°50'53"E 314.09 (MEAS) N59°27'47"E 314.02' (REC) N59°27'47"E 314.02' (BMA)
 L14 S33°55'18"E 70.94' (CALC) S34°13'02"E 71.01' (REC) S34°13'02"E 71.01' (BMA)

SCALE: 200' 400' 600' 800' 1000 FEET
 60 121 182 243 304 METERS

1 METER = 3.280833 US FEET, 1 US ACRE = 0.4047 HECTARES

PRELIMINARY PLAT OF
PACER SUBDIVISION
 CREATING LOTS 1 AND 2

A SUBDIVISION OF LOT 10 OF U.S. SURVEY NO. 4982
 LOCATED WITHIN SEC. 10, 11, 14 AND 15
 T. 13 S., R. 56 W., SM., AK. CONTAINING
 139.052 ACRES MORE OR LESS.

BRISTOL BAY RECORDING DISTRICT PREPARED BY:
 SOUTHWEST ALASKA SURVEYING

DATE OF SURVEY: _____
 BEGINNING 12/16/2013
 ENDING 7/31/2014

2800 N. PARK DR.
 WASILLA, ALASKA 99654
 PHONE 907-373-1607

DRAWN BY: J.O. DATE: 9/25/2014 F.B.
 CHECKED BY: J.O. SCALE: 1"=200' 2013-2 REVISION NO. 3

REVISED STAFF REPORT 4/10/15

Jody Seitz, Planning Director

Pacer Subdivision Final Plat

I. BACKGROUND:

Applicant: Nick Wahl, Box 17, Dillingham, Alaska
Location: Section 10 Township 13S Range 56W Seward Meridian
Number and size of lots: Creates 2 lots, lot 1 of 135.297 acres; lot 2 of 1.918 acres
Access: Both lots have access from the Aleknagik Lake Road
Platting History: The parent lot is US Survey 4982 Lot 10, created in 1970. USS 4982 is a large survey located in sections 10, 11, 14 and 15 of T13S R56W Seward Meridian.

II. FINDINGS

This subdivision is a standard plat which dedicates a 30' public utility easement. The plat meets all the requirements of the Dillingham Municipal Code Title 17 Chapter 17.11.

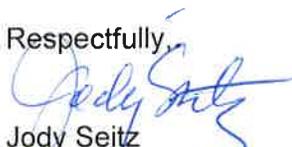
III. DISCUSSION

Previously the easement which is now being dedicated to the public was labeled a private utility easement. With this dedication it becomes a public utility easement, and this plat becomes a standard plat.

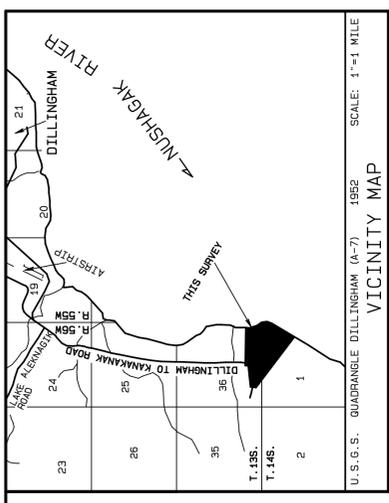
IV. RECOMMENDATIONS

The corrections requested by the Planning Commission for the Preliminary Plat have been made. On this final plat, please change the line weight or symbol of the bearings to something less similar to the easement lines and correct the Title Block to read Pacer Subdivision Final Plat.

Respectfully,



Jody Seitz
Planning Director
City of Dillingham
P.O. Box 889
Dillingham, Alaska 99576
Ph: 907-842-3785; fax: 907-842-2060
planner@dillinghamak.us



U.S.G.S. QUADRANGLE DILLINGHAM (4-7) 1982 SCALE: 1"=1 MILE
VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION:
I HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON ON BEHALF OF THE SECRETARY OF THE DEPARTMENT OF HEALTH AND HUMAN SERVICES AND AS DELEGATED OFFICIAL. I APPROVE THIS SURVEY AND PLAT.

OWNER:
UNITED STATES OF AMERICA ACTING BY AND THROUGH THE HERTZ PARTNERSHIP, INC. (U.S. ENVIRONMENTAL HEALTH AND ENGINEERING, INDIAN HEALTH SERVICE)
BY: GARY J. HARTZ, P. E. BCEE DIRECTOR, OEHSE, IHS DATE
ADDRESS: U.S. ENVIRONMENTAL HEALTH AND ENGINEERING INDIAN HEALTH SERVICE 12300 TWINBROOK PARKWAY, SUITE 600 ROCKVILLE, MARYLAND 20852

NOTARY'S ACKNOWLEDGEMENT:
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____ 20__ BY ____
NOTARY FOR THE STATE OF MARYLAND
MY COMMISSION EXPIRES ____

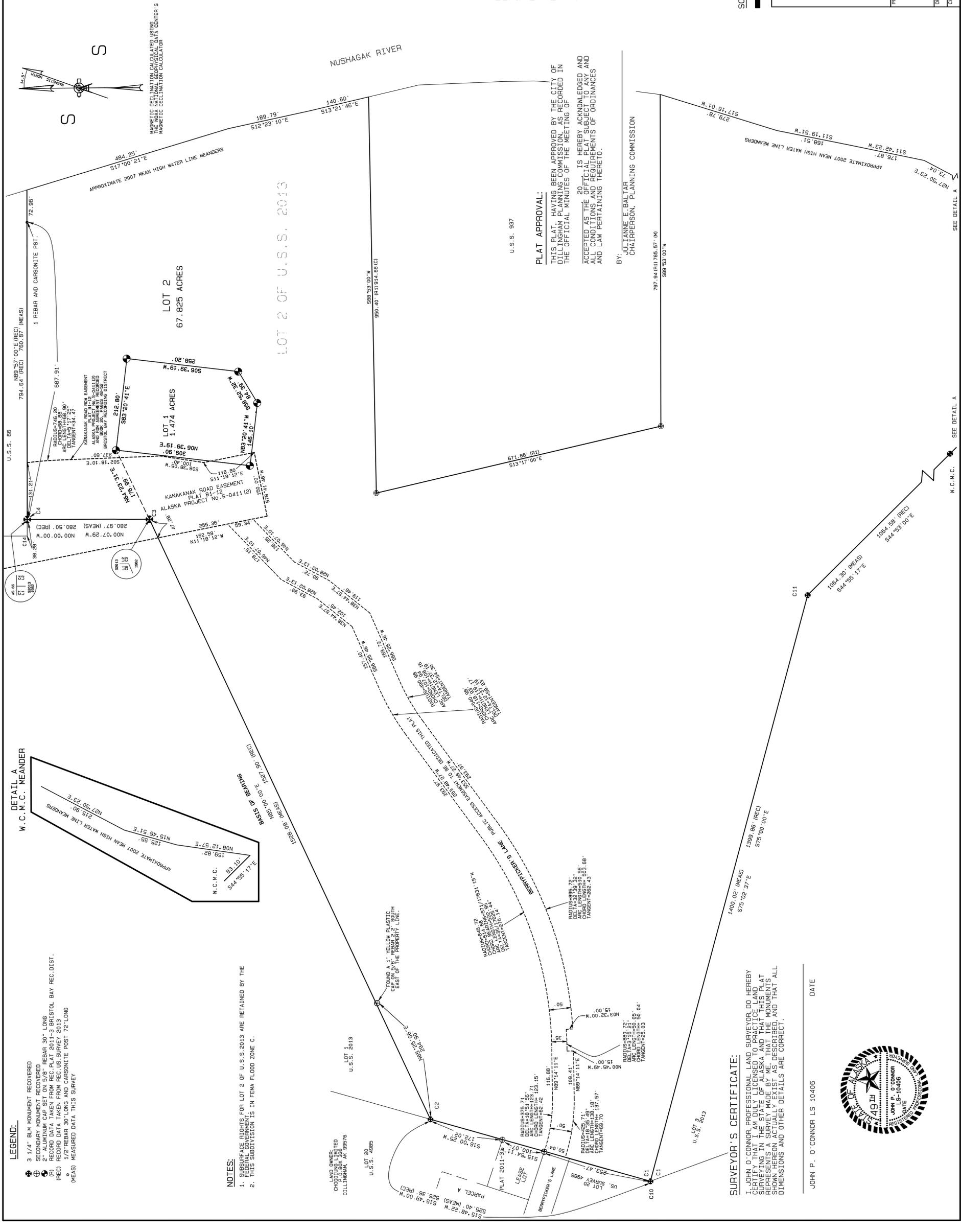
CERTIFICATE OF ACCEPTANCE:
THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO, THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREIN.
DATED AT DILLINGHAM, ALASKA THIS ____ DAY OF ____ 20__
MAYOR: ALICE RUBY
ATTEST: JANICE WILLIAMS
CITY CLERK

TAX CERTIFICATION:
THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT TIME OF FILING.

SCALE 100' 200' 300' 400 FEET
PLAT OF:
DENTAL ANNEX SUBDIVISION
CREATING LOT 1 AND LOT 2
A SUBDIVISION OF
LOT 2 OF U.S.S. SURVEY
NO. 2013
CONTAINING 69.299 ACRES
LOCATED WITHIN SEC. 36, T.13S, R.66W, SEWARD MERIDIAN, AK

PREPARED BY: SOUTHWEST ALASKA SURVEYING
2800 N. PARK DR. MASILLA, ALASKA 99654
PHONE 907-373-1607 OR CELL 907-631-2503

DRAWN BY: J.O. DATE: 5/6/15 GRID: REVISION NO. B
CHECKED BY: C.O. SCALE: 1"=100' F.B. DRAWING NO.



DETAIL A
W. C. M. C. MEANDER

LEGEND:
3 1/4" BLM MONUMENT RECOVERED
SECONDARY MONUMENT RECOVERED
ALUMINUM MONUMENT RECOVERED
RECORD DATA TAKEN FROM REC. PLAT 2011-3 BRISTOL BAY REC. DIST.
RECORD DATA TAKEN FROM REC. U.S. SURVEY 2013
1/2" REBAR 30" LONG AND CARBONITE POST 72" LONG
(MEAS) MEASURED DATA THIS SURVEY

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.

DETAIL B
W. C. M. C. MEANDER

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.

DETAIL C
W. C. M. C. MEANDER

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.

DETAIL D
W. C. M. C. MEANDER

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.

DETAIL E
W. C. M. C. MEANDER

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.

DETAIL F
W. C. M. C. MEANDER

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.

DETAIL G
W. C. M. C. MEANDER

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.

DETAIL H
W. C. M. C. MEANDER

NOTES:
1. SUBSURFACE RIGHTS FOR LOT 2 OF U.S.S. 2013 ARE RETAINED BY THE UNITED STATES OF AMERICA.
2. THIS SUBDIVISION IS IN FEMA FLOOD ZONE C.



SURVEYOR'S CERTIFICATE:
I, JOHN P. O'CONNOR, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM DULY LICENSED TO PRACTICE AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE: _____
JOHN P. O'CONNOR LS 10405

STAFF REPORT

Jody Seitz, Planning Director

Dental Annex Subdivision Final Plat

April 15, 2015

I. **BACKGROUND:**

Applicants: Bradford Archer, BBAHC, Box 130, Dillingham, Alaska 99576

Location: USS 2013, Lot 2, Section 36 T13S and Section 1 T14S R56W Seward Meridian

Number and size of lots: Creates one additional lot, called Tract 1, of 1.474 acres, and leaves the remainder of USS 2013 Lot 2 with 67.825 acres.

II. Access: Tract 1 and the remainder of USS 2013 Lot 2 have access from Kanakanak Road.

III. Platting History: The parent lot is US Survey 2013 Lot 2.

IV. Dedications: Berrypicker's Lane is a public access easement to be dedicated with this plat.

V. **FINDINGS**

- a. This subdivision currently meets the definition of a standard plat because even though it only creates one new lot, it also dedicates a public access easement to be called Berrypicker's Lane, and it requires a variance.
- b. The Public Access Easement meets the definition of a minor local street. It has been constructed as a gravel road. The first approximately 150 feet has been recently paved. It provides the only access to the parcels immediately to the west, including Kanakanak Tower Site, as well as FAA property outside the City Boundaries.
- c. The label for Berrypicker's Lane should say "public access easement" to be clear.
- d. All existing utilities appear to be on this preliminary plat. Easements are in progress to Lot 1 for new utilities to serve the Dental Annex building.
- e. The name of Kanakanak Road is missing from the easement area where it overlays the new Lot 1.
- f. There is a typo in the title block. The word "subdivision" is misspelled.
- g. The name of Kanakanak Road in the Vicinity Map needs correcting.
- h. There are easements being prepared for inclusion in Lot 1 for the construction of the new Dental Annex building. These are not represented on the plat.
- i. There is a buried fiberoptic cable in the vicinity of Berrypicker Lane which is not on the plat.

VI. **DISCUSSION**

- a. The hospital complex has been constructed on USS 937 and USS 2013 Lot 2. Resolving this encroachment into USS937 is not addressed by the Dillingham

Municipal Code. Therefore it is up to the Indian Health Service to resolve that at some future date.

- b. The plat should have all improvements for the subdivision.

VII. RECOMMENDATIONS

1. Correct the typos and name of Kanakanak Road.
2. Name the road easement next to Lot 1.
3. Provide locations of utility easements to lot 1 on the final plat.
4. Put the fiberoptic cable line on the plat.

Please contact the Planning Department (842-3785, planner@dillinghamak.us) if you would like to discuss the above recommendations.

Respectfully,

Jody Seitz
Planning Director