

Planning Commissioners
Vacant, Seat A
Paul Liedberg, 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
SPECIAL MEETING**

**July 9, 2014
5:30 p.m. City Council Chambers
Teleconference: 1-800-791-2345; participant code 19531**

Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVE MINUTES OF June 18, 2014**
- 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. 2014 Update of 2015-2020 Six Year CIP
 - B. Harbor Lease Lots Addition 1
- VII. UNFINISHED BUSINESS**
 - A. Resolution 2014-11 Approving 2014 update of Six Year CIP ACTION
- VIII. NEW BUSINESS**
 - A. Resolution 2014-13 Harbor Lease Lots Addition 1 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 Chair Julie Baltar at 5:54 p.m.

II. ROLL CALL (quorum is 4)

Members present:

Paul Liedberg, Seat B
Gregg Marxmiller, Seat C
William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F

Public:

none

Members Absent

No members were absent

Guests: None present

Staff in Attendance:

Jody Seitz, City Planner, Recorder

III. APPROVAL OF THE MINUTES OF May 21, 2014

MOTION: Andy Anderson moved and Paul Liedberg seconded the motion to approve the minutes of May 21, 2014.

Discussion: There were no corrections or additions to the minutes. Andy Anderson moved the previous question. (*Recorder's note: There was no second*).

VOTE: The motion passed unanimously to approve the minutes.

IV. APPROVAL OF THE AGENDA

MOTION: Paul Liedberg moved and Gregg Marxmiller seconded the motion to approve the agenda.

Discussion:

- Planner Seitz noted that there was no ad in the newspaper for the public hearing on the CIP and recommended postponing action on the CIP until July.
- Planner Seitz requests to add New Business item C 2014-12 Recommend Changes to Floodplain Ordinance.

Call for Question. (unintelligible – called for the previous question. There was no second).

VOTE: The amended agenda passed unanimously.

VI. COMMUNICATIONS

- A. Communications to the Planning Commission.
- Planner Seitz discussed the need for the ordinance change in the Floodplain regulations which requires a variance to build in the floodplain; reported on the Association of State Floodplain Managers conference she attended June 1-6; on pending plats; and gave an update on ADOT projects.
 - Discussion about need for keeping mitigation plan up to date; about potential for tsunamis.
 - Seitz mentioned that the City council is going to approve the easements for the ASLS 2005-51 plat, the state land grant to the city.
 - Chair had a phone call from Ben McDowell asking to have a special meeting to move his plat forward as soon as possible.
- B. Planner's Report
- C. Citizen's comments on items not on the agenda. No citizens commented.

VII. PUBLIC HEARINGS

- A. 2014 Update of Six Year CIP – postponed until July.

VIII. UNFINISHED BUSINESS

- A. Commission will hold a workshop 5:00 p.m. August 13 on minimum acreage and not hold the regular meeting in July.
- B. Draft Floodplain Ordinance
- Discussed the ordinance revision item by item.
 - Discussed how variance would work if City removes it from Title 15.
 - Mentioned need to have both structures as buildings and those used for flood control
 - Don't lose focus on what we are trying to do.
 - Commission to review more for next meeting.
- C. Subdivision Replat Draft Ordinance Language
- This would be a separate recommendation to Council, but suggests combining with other changes to title 17 at Code Committee.

IX. NEW BUSINESS

A. Resolution 2014-11 Approving 2014 update of Six Year CIP

MOTION: Paul Liedberg moved and Andy Anderson seconded the motion to approve Resolution 2014-11.

Discussion: Felt it was important to pass this in time to get the CIP to the legislature this fall by September, therefore approval in July was timely.
Recommended publicizing in newspaper prior to the meeting.
Suggested publicizing on open-line or through KDLG.
Requested that the Planner bring back the Status of Projects list.
Discussed the development of an Operations and Maintenance budget.

MOTION: William Corbett moved and Paul Liedberg seconded the motion to postpone the CIP until the next meeting.

VOTE: Unanimously approved postponing the resolution until the next meeting.

B. Special Meeting for Harbor Lease Lots Addition 1

- Planner Seitz reviewed background to date of the plat and permitting for use of the proposed lease lot site.
- Discussion of dates, conclusion that July 9th was the earliest possible time that the commission could hold a special meeting for this plat.
- That the west lot line of the proposed new lot will have to be moved back approximately 25-30 feet.

MOTION: Paul Liedberg moved and William Corbett seconded the motion to hold a special meeting July 9, to consider Resolution 2014-11 CIP and Harbor Lease Lots Addition 1 Preliminary Plat.

VOTE: Unanimously approved.

C. The Commission gave unanimous consent to move Resolution 2014-12 Recommend Changes to Floodplain Ordinance to Unfinished Business on the next agenda.

X. CITIZEN'S COMMENTS:

No citizens here to comment.

XI. COMMISSIONER COMMENTS:

Julie Baltar: works for BBNA. BBNA is doing a study to find out if a transit system would work here in Dillingham; and also has applied to FEMA to do predisaster mitigation planning for the Bristol Bay tribes. Expects will work closely with the City to do mitigation

planning for tribes here in Dillingham—particularly Clark’s Point, Ekuk and Curyung Tribes.

XI. ADJOURNMENT

Paul Liedberg moved and Andy Anderson seconded the motion to adjourn, which was unanimously approved.

Meeting Adjourned 7:34 p.m.

Julianne E. Baltar, Chair

ATTEST:

Jody Seitz, Recorder

RESOLUTION 2014-11
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending the 2014 annual update of the
Six Year Capital Improvement Plan 2015-2020

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 the 2014 process also followed a public process with three week's publicized solicitation for community nominations; advertisements in the Bristol Bay Times and on the City website; and posters at several downtown locations; and,

WHEREAS, all projects were scored with regard to 16 criteria; and

WHEREAS, this Six Year Plan will provide the basis for the FY16 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 2015-202;

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 July 9, 2014.

Julianne E. Baltar, Presiding Officer		Jody Seitz, Recorder
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City of Dillingham 2015-2020 Capital Improvement Plan - DRAFT

PROJECT	Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020	
A. EQUIPMENT REPLACEMENT							1=first priority	2=second priority	3=third priority				
	Snowblower Flail Mower attachment	\$31,425	\$31,425			1	X						
	Case 580 Super N Extindahoe Backhoe	last year's model	\$98,362	\$98,362	\$15,362 GF/ \$83,000 Leg. Appro.	1	X						
	F350 Shop Truck		\$73,000			1		X					
	Low Boy Trailer - Used	\$100,000	\$100,000		Legislative Appropriation	1	X						
	Manitowoc Crane	new purchase for Port		\$2,000,000		2			X				
	Ambulance		\$250,000	\$250,000	Ambulance Replacement Fund	1	X						
	Fire Tanker		\$349,109	\$349,109	Homeland Security grant	1	X						
	Emergency Response Boat	for SAR in Nushagak District		\$85,000	FEMA grant	2			X				
B. EROSION/PORT/HARBOR													
	All-Tide Dock Protective Dolphins	install 4 large dolphins to protect the dock	\$0	\$1,500,000		1		X					
	USACOE Harbor Revetments and Breakwater/Emergency Bank Stabilization*	rock revetments east and west of harbor mouth + breakwater on west side	\$0	\$21,500,000	\$7,525,000	potential 35% match	2			X	X	X	X
	Interior Harbor Bulkheads	Planning and Design	\$0	\$8,184,000	\$4,092,000	BESC \$6,000,000 per 1100 ft Bulkhead	3					X	X

City of Dillingham 2015-2020 Capital Improvement Plan - DRAFT

PROJECT	Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020
Harbor Float Replacement		\$0	\$90,000		ROM DH design 7,500, floats 82,500	1		X				
Snag Point Bulkhead, Outfall and Interior Harbor Protection	1000 yds of rock per year	\$110,000	\$1,200,000		60,000 Leg. Grant/ 50,000 General Fund	1	X	X	X	X	X	X
C. FACILITIES												
Alternate E911 Operations Center Phase II	updates equipment and provides complete redundancy in the system		\$445,000		Phase I underway (250,000 leg. Grant)	1	X	X	X			
Hockey Rink Roof Planning and Design	Install Roof	\$20,000	unknown		Put on inventory	3					X	X
City Facilities Energy Updates and ADA Compliance (Library and City Hall)	Design and Engineering Estimate		\$200,000			2			X	X	X	X
Replace City Hall Carpets			\$30,252		estimate by Dagen Nelson	2			X	X	X	X
Evergreen Cemetery	Interior access roads and plot alignment	\$0	\$125,000		ROM estimate by staff	3					X	X
Landfill Phase II	update plan for landfill	\$1,900,000	\$200,000		ACWLF,ADEC MMG	1	X	X				
Fire Hall and Public Safety Building	Replace Fire and Public Safety Buildings		\$20,000,000	\$5,250,000	2014 estimate	2			X	X	X	X
Public Works Heated Compound Storage Building and Fence		\$0	\$487,000		Need better estimate	3					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	2			X	X	X	X
Territorial School	foundation, sprinkler system, fate undetermined	\$0	\$1,800,000	\$	2013 Engineer Estimate	3					X	X

City of Dillingham 2015-2020 Capital Improvement Plan - DRAFT

PROJECT	Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020
D. ROADS												
Nerka Road Rehabilitation	65% design	\$1,249,558	\$6,274,230	\$0	BIA IRR funding	3					X	X
Utility and Fence Relocation at Port and Main Street			\$50,000			1	X	X				
Additional ADOT Downtown Street Road Rehabilitation	rehabilitate Seward St. and D St in front of P.O. to Lil Larry Rd		\$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		\$1,069,000		BESC 2003 WSMP adjusted for inflation	3					X	X
Harbor Water and Sewer Line	900 lineal ft. of water and sewer line + lift station		\$1,062,600		2012 Staff ROM	3					X	X
Lift Station Upgrades	upgrade stations	\$100,000	\$1,500,000		2012 Staff ROM & BESC report	2			X	X	X	X
Wastewater Treatment Plant Upgrades	build septage disposal facility, examine aeration system for maintenance	\$600,000	\$3,000,000		2014 Facility Upgrade plan	1	X	X				
Water and Sewer Master Plan Phases 1.3 and 1.4 (New Water Source)	locate water source, build WTP, storage, connect water to existing system	\$5,538,983	\$7,829,118	\$1,834,661	2003 WSMP	1		X	X	X	X	X
GRAND TOTAL		\$10,347,437	\$81,862,769									
F. FACILITIES PROPOSED BY OTHER ENTITIES (or more than 6 years out)												
Fish Processing Plant			\$7,924,000									
Harvey Samuelsen Community Cultural Center			\$10,444,752		Project Budget 5/15/09							
Kanakanak Beach Parking Lot with CTC		city land										

City of Dillingham 2015-2020 Capital Improvement Plan - DRAFT

PROJECT		Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020
	SAFE and Fear Free Environment Sewer Line												
	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.												

For each affirmative answer, check the box.
Tally the total.

	notice of violation from an agency 4 pts	Existing Threat to Health and Safety - 5 pts	Formal Warning - 3 pts	Imminent Mechanical or Structural Failure - 3 pts	Necessary to maintain essential services- 5 pts	Project has engineering estimate - 2	Project has preliminary design - 3	Project is construction ready - 4	Proposed on existing CIP - 2 pt	Project is in a phase of a CIP project- 4 pts	Partial funding secure - 4 pts	Project funded by another entity - 5 pts	Project reduces operational costs for city- 3 pts	Project will generate revenue for the city - 3 pts	Project Needed within next 2 years - 3 pts	Project needed in 3-5 years - 1 pt	TOTAL POINTS	inventory	not a city responsibility
1 Landfill Upgrades Phase II																	43		
2 Wastewater Treatment Plant upgrades																	42		
3 Public Safety Building	4	5		3	5	2		2	4	4			3		3		35		
4 All Tide Dock Dolphins		5		3	5	2	3	4	2				3	3	3		33		
5 Emergency Bank Stabilization		5		3	5	2	3	4	2				3	3	3		33		
6 Water System Improvements																	31		
7 Nerka Roads		5		3	5	2		2	4	5	3		3		3	1	30		
7 Alternate Emergency Operations Center Phase I	5	5		3	5	2	4	2	4	4	5	3	3		3		27		
8 Snag Point Bulkhead, Harbor and Outfall Protect	5	3		3	5	2		2					3		3		26		
9 Heavy Equipment and Vehicle Replacement	5	5		3	5	2		2					3	3	3		26		
Attachments for snow blower																			
Extendahoe Backhoe																			
F350 Shop Truck																			
Manitowoc Crane																			
Emergency Response Boat																			
10 Territorial School	4	5	3	3				2					3	3		1	24		
11 Lift Station Upgrades		5		3	5	2	3	2					3				24		
12 Senior Center Renovation		5		3	5	2		2					3				21		

For each affirmative answer, check the box.
Tally the total.

	notice of violation from an agency 4 pts	Existing Threat to Health and Safety - 5 pts	Formal Warning - 3 pts	Imminent Mechanical or Structural Failure - 3 pts	Necessary to maintain essential services- 5 pts	Project has engineering estimate - 2	Project has preliminary design - 3	Project is construction ready - 4	Proposed on existing CIP - 2 pt	Project is in a phase of a CIP project- 4 pts	Partial funding secure - 4 pts	Project funded by another entity - 5 pts	Project reduces operational costs for city- 3 pts	Project will generate revenue for the city - 3 pts	Project Needed within next 2 years - 3 pts	Project needed in 3-5 years - 1 pt	TOTAL POINTS	inventory	maintenance	not a city responsibility
13 Additional Downtown Streets Rehabilitation	5	3	5					2				3	3				21			
14 Downtown Sewer Expansion (Old Airport Sewer	5	3	3					2				3	3				1	20		
15 Water and Sewer to Harbor Lease Lots	5		5	2				2					3				1	18		
16 Squaw Creek Road																		17		x
17 Harbor Float Replacement			3	5				2				3	3					16		
18 Public Works Improvements - Heated Building and Fenc	3	5						2				3	3					16		
19 City Facilities Energy Upgrades and ADA cor	4		5									3					1	13		
20 Water Loop and Hydrants on Kenny Wren Road	5			2				2					3				1	13		
21 Hockey Rink Roof								2		4			3				1	10		
22 City Hall Renovation			5									3					1	9		

Maintenance

City Hall Carpets

Projects by Other Entities

SAFE sewer line

Harvey Samuelsen Community Cultural Center

Fish Processing Facility

Dillingham Capital Projects Status 2014

	Title	2014 Progress	Year Completed
1	Landfill Compliance Upgrades	Purchased compactor and incinerator	
2	Equipment: Truck Tires		2013
3	Equipment: Snowblower		2013
4	Equipment: Case 950 Loader		2014
	Equipment:		
	E911 backup at Lake Road Station	Phase 1	
2	Wastewater Treatment Plant Upgrades	Phase 2	
3	Wastewater Treatment Plan Upgrades	Phase 1	2013
4	Animal Shelter – remodel national guard bldg		2013
4	Dock Lift Station replaced pump		2013
5	Library Roof, Ramp, and Other Repairs		2014
6	Fire and Public Safety Buildings Replacement	Planning	
7	Water System Improvements Phase 1.3	Seeking match	
8	ADOT Downtown Streets	ROW acquisition	
9	ADOT Kananak Road Squaw Creek to Hospital	Construction and paving	2014
10	ADOT Kananak Road D Street to Squaw Creek	Construction	2014
11	ADOT Dillingham Airport Improvements	Construction	2014
12	Snag Point Force Main Relocation		2012
13	Picnic Park Riprap Repair		2012
14	Snag Point Bulkhead Annual Maintenance		2011

15	Wood River Road		2011
16	Lil' Larry Road (formerly Tower Road)		2011
17	Senior Center Repairs from flooding		2011
18	Dillingham City Schools Elementary School Renovation		2011
19	Lift station Assessment		2010
20	Wastewater Treatment Lagoon Study		2010
21	Dillingham City Schools High School/Middle School Renovation		2010
22	T Dock Repairs		
23	North Bulkhead Extension		2010
24	North Bulkhead Extension Crane		2010
25	Standpipe and Water Storage Tank Upgrades		2010
26	Water Treatment Plant		2010
27	Water Line--Well #2 to Water Treatment Plant		2010
28	Water Line--Well#6 to Well #2		2010
29	Well #6 Installation		2010
30	Boat Harbor South Ramp		2010
31	Boat Harbor North Ramp		2010

CITY OF DILLINGHAM PLANNING DEPARTMENT
Staff Report

Harbor Lease Lots Resubdivision (Addition 1)
Preliminary Plat

A subdivision of Harbor Lease Lot Subdivision
Hearing Date: July 9, 2014

Applicant: City of Dillingham, Box 889, Dillingham, AK 99576

Location: Dillingham Small Boat Harbor

Access: The purpose of this plat is to extend Lot 3. It will become lot 3A, and have the same access it currently has.

Platting History: The original parcel was platted as USS 2874 and then subdivided in 2012 as Harbor Lease Lots, which included 4 lease lots and a fifth lot as the remainder of USS 2874. This plat identifies an area to be added to existing lot 3 for commercial lease.

I. BACKGROUND

1. The Dillingham harbor has been called the Dillingham Small Boat Basin in previous project maps (May 11, 1973) and record plats (Stan Sears, October 1999.)
2. The U.S. Secretary of the Army conveyed Tracts 100 (all of US Survey 2874, 23.47 acres) and 101 (a portion of USS 2877, 2.52 acres) by quit claim deed to the City of Dillingham June 14, 1999.
3. As of June 14, 1999, the QCD was subject to the Alaska Army National Guard lease, DACW85-3-99-19, to occupy and use 30,800 ft² of land on Tract 100 for a five year term, ending March 31, 2004.
4. The Alaska Army National Guard lease was renewed in 2011, and again in 2013 for one year and is renewable annually.

II. FINDINGS

1. Rather than creating a new lot, this plat extends lot 3 by approximately 169 x 143 feet, within Sections 20 and 21 T13S R55W Seward Meridian, Alaska.
2. Lot 7 on the HLL Addition 1 preliminary plat is the amount which will be added to Lot 3.
3. The Harbor Lease Lots Subdivision is located adjacent to USS 2877, USS 3643 lots 32 and lot 2, and USS 155.
4. The plat shows a 20' utility easement along the fence shared with the PAF boatyard. DMC 17.19.120 (B) specifies that easements for single phase utility service and for minor utility distribution within the subdivision shall be centered on rear and /or side lot lines and shall be a minimum of twenty feet wide (ten feet on each side) with a forty-foot guying easement when necessary.
5. Topo is presented in 2 foot contours, some are doubled.
6. The lease lot is largely at or above the 32 foot 100 year flood zone, but is still within the Velocity Zone of the Dillingham Flood Insurance Rate Map.
7. Adjacent landowner names, addresses are missing, as well as uses.
8. There is a permanent building on Lot 2 which is a commercial lease.
9. Lots 1, 2, 3 and 5 (on the preliminary plat) are commercial lease lots.

10. Proposed Lot 5 in HLL Addition1 was Lot 4 in the Harbor Lease Lots Subdivision. It should remain named Lot 4.
11. The line delineating the bulkhead at the south end of the harbor continues on in front of the settling pond where there is no bulkhead. It is not clear if this is a lot line or bulkhead.
12. Some of the area of the harbor lease lots, including lot 3, is within the Special Flood Hazard Area on the City's Flood Insurance Rate Map.
13. The corps of engineers elevation monument 1277-1 (31.94') appears to not be on the City's FIRM. Clarify that it is based on Mean Lower Low Water.
14. The survey stakes for the new area show a driveway in the City parking area. There will be no new driveway in that area.
15. The lot line on the plat that separates "Lot 7" from lot 3 should be removed to make the entire area on contiguous lot, called Lot 3A.
16. There is a culvert between lots 3 and 7 missing from the plat.

III. DISCUSSION

1. The intention of this resubdivision of Harbor Lease Lots Subdivision is to extend lot 3 about 169 feet to the south.
2. The area of "LOT 7" is not to impinge on parking at the south end of the harbor. The western lot line must be moved east approximately 27 feet to the base of the dredge spoils containment facility berm. So the width of the new area is approximately 143 feet.
3. Existing lot numbers should be preserved due to existing leases which name those particular lots. Lot 4 should remain numbered lot 4 in Harbor Lease Lots Subdivision Addition 1. The new lot (Lot 7) will be joined to lot 3 by removing the lot line between them. Lot 5 may become 5A because its dimensions will have changed with the extension of Lot 3. There will be no lot 6A or lot 7.
4. The Title Block needs to reflect the intention to replat or resubdivide, rather than create a new lot, since the plat does not actually add a new lot, but increases the size of one lot and decreases the size of another.
5. Newly formed Lot 3A will be used for commercial purposes.
6. The Flood Insurance Rate Map contour is important for permitting purposes related to development within the harbor.

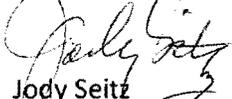
IV. RECOMMENDATIONS

1. Keep the numbering system that began with Harbor Lease Lots Subdivision for existing lots. Lot 4 should remain number Lot 4. Lot 5 will become Lot 5A and lot 3 will become lot 3A.
2. Correct the name of the plat to more accurately reflect the extension of lot 3 rather than the creation of a new lot.
3. Move the western boundary of the new proposed Lease Lot to the east 27 feet +/- such that the City's parking area is excluded from the area of the lease lot.
4. Identify the owner of the PAF boatyard, their address, and phone number.
5. Show the road travelway (not the whole right of way) as stippled lines (or something else distinctive) marking the contour of the traveled surface instead of solid lines, or do not show the travelway at all. Show only the road right of way dedicated on Harbor Lease Lots Subdivision on the Final Plat.
6. Note the commercial use as "Lease Lot" on all lease lots within the harbor.

Harbor Lease Lot Addition 1 Subdivision Preliminary Plat

7. Remove or clarify the bulkhead line as a lot line, if that is what it is, which extends south of the settling pond.
8. Note the area of the Special Flood Hazard Area and show the contour of the Flood Insurance Rate Map on the map.
9. Clear up the doubled contour lines.
10. Show the basis of the elevation for monument 1277-1 is mean lower low water.

Respectfully submitted,


Jody Seitz
Planning Director

June 26, 2014

RESOLUTION 2014-13
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving Harbor Lease Lots Resubdivision Preliminary Plat

WHEREAS, in order to complete a 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, notice of the required public hearing for the preliminary plat was issued per DMC 17.07.050 on June 24, 2014, to adjacent property owners, subsurface estate owners, local, state, and federal agencies and entities, and was posted in five public places; and

WHEREAS, the Dillingham Planning Commission did hold a public hearing on the preliminary plat of Harbor Lease Lots Resubdivision (formerly Addition 1), July 9, 2014, and reviewed the preliminary plat for compliance with the requirements of Title 17 of the Dillingham Municipal Code; and

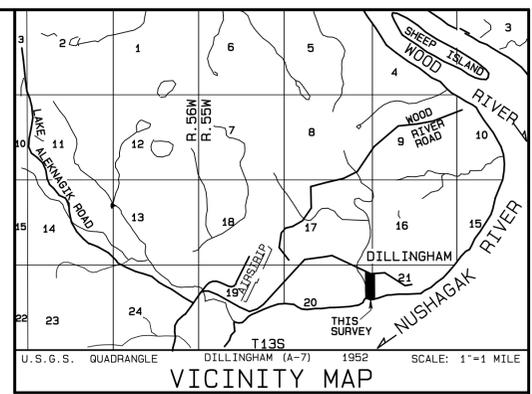
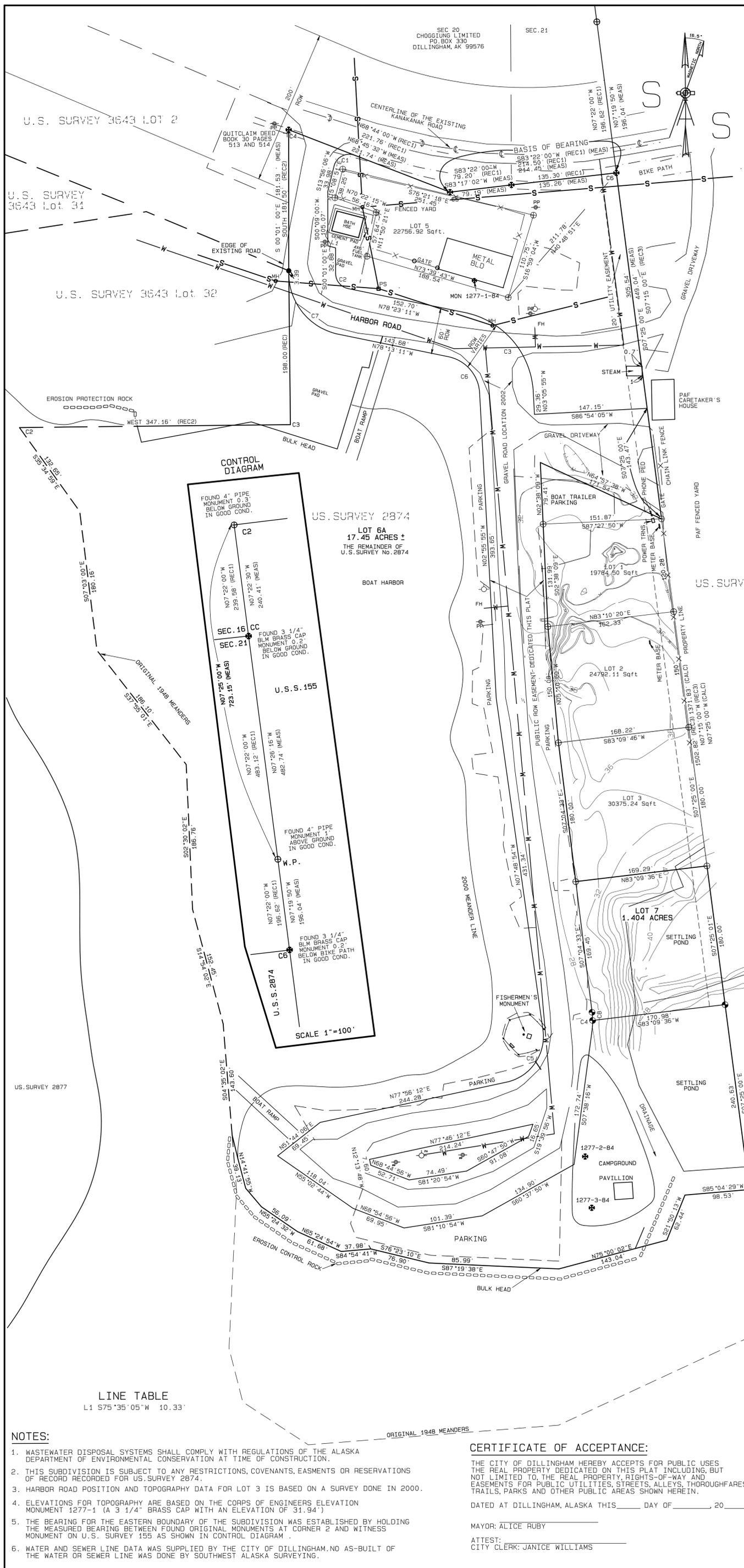
WHEREAS, the Preliminary Plat of Harbor Lease Lots Resubdivision largely complies with the Dillingham Municipal Code; and

THEREFORE, the Planning Commission approves the preliminary plat of Harbor Lease Lots Resubdivision with the following conditions:

1. Keep the numbering system that began with Harbor Lease Lots Subdivision for existing lots. Lot 4 should remain number Lot 4. Lot 5 will become Lot 5A and lot 3 will become lot 3A.
2. Correct the Title Block to more accurately reflect the extension of lot 3 rather than the creation of a new lot.
3. Move the western boundary of the new proposed Lease Lot to the east 27 feet +/- such that the City's parking area is excluded from the area of the lease lot.
4. Identify the owner of the PAF boatyard, their address, and phone number.
5. Show the road travelway (not the whole right of way) as stippled lines (or something else distinctive) marking the contour of the traveled surface instead of solid lines on the preliminary plat. Show only the road right of way dedicated on Harbor Lease Lots Subdivision on the Final Plat.
6. Note the commercial use as "Lease Lot" on all lease lots within the harbor.
7. Remove or clarify the bulkhead line as a lot line, if that is what it is, which extends south of the settling pond.
8. Note the area of the Special Flood Hazard Area and show the contour of the Flood Insurance Rate Map on the map.
9. Clear up the doubled contour lines.
10. Show the basis of the elevation for monument 1277-1 is mean lower low water.

ADOPTED by the Dillingham Planning Commission July 9, 2014.

Julianne E. Baltar, Presiding Officer		Jody Seitz, Recorder
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CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT THE CITY OF DILLINGHAM IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THE CITY HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND DEDICATES ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANTS ALL EASEMENTS TO THE USES SHOWN.

DATE: _____

ALICE RUBY
 MAYOR
 CITY OF DILLINGHAM
 P.O. BOX 889
 DILLINGHAM, AK 99576

NOTARY'S ACKNOWLEDGEMENT:

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

TAX CERTIFICATION:

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

JANICE WILLIAMS
 CITY CLERK

DATE _____

SURVEYOR'S CERTIFICATE:

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

JOHN P. O'CONNOR LS 10406

DATE _____



PLAT APPROVAL:

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

BY: _____

JULIANNE E. BALTAR
 CHAIRPERSON, PLANNING COMMISSION

CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	20'	7°29'04"	34.03	30.07	S62°40'17"W	22.80'
C2	20'	78°10'27"	27.29	25.22	S39°17'36"E	16.25'
C3	110'	75°17'27"	144.55	134.37	S40°44'33"E	84.85'
C4	100'	14°35'33"	25.47	25.40	S0°33'43"W	12.80'
C5	60'	85°45'09"	89.80	81.65	S35°03'39"W	55.71'
C6	50'	75°17'41"	65.71	61.08	S40°34'33"E	38.57'
C7	80'	77°59'23"	108.89	100.68	S39°13'22"E	64.77'
C8	100'	6°03'12"	10.56	10.56	S3°42'31"E	5.29'

- LEGEND:**
- ⊗ 3 1/4" BRASS CAP MONUMENT RECOVERED
 - ⊕ PRIMARY MONUMENT RECOVERED
 - ⊙ 2" ALUMINUM CAP ON 5/8" REBAR TO BE SET THIS SURVEY
 - 5/8" REBAR RECOVERED
 - (MEAS) MEASURED
 - FH FIRE HYDRANT
 - PP POWER POLE
 - (REC1) RECORD INFORMATION TAKEN FROM TOWNSHIP 12 SOUTH, RANGE 55 WEST, OF THE SEWARD MERIDIAN, ALASKA DEPENDENT RESURVEY
 - (REC2) RECORD INFORMATION TAKEN FROM U.S. SURVEY No. 3643
 - (REC3) RECORD INFORMATION TAKEN FROM U.S. SURVEY 2874
 - MH SEWER MANHOLE
 - PS SEWER PUMP STATION
 - S SEWER LINE
 - W WATER LINE



- NOTES:**
- WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
 - THIS SUBDIVISION IS SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS OR RESERVATIONS OF RECORD RECORDED FOR U.S. SURVEY 2874.
 - HARBOR ROAD POSITION AND TOPOGRAPHY DATA FOR LOT 3 IS BASED ON A SURVEY DONE IN 2000.
 - ELEVATIONS FOR TOPOGRAPHY ARE BASED ON THE CORPS OF ENGINEERS ELEVATION MONUMENT 1277-1 (A 3 1/4" BRASS CAP WITH AN ELEVATION OF 31.94').
 - THE BEARING FOR THE EASTERN BOUNDARY OF THE SUBDIVISION WAS ESTABLISHED BY HOLDING THE MEASURED BEARING BETWEEN FOUND ORIGINAL MONUMENTS AT CORNER 2 AND WITNESS MONUMENT ON U.S. SURVEY 155 AS SHOWN IN CONTROL DIAGRAM.
 - WATER AND SEWER LINE DATA WAS SUPPLIED BY THE CITY OF DILLINGHAM. NO AS-BUILT OF THE WATER OR SEWER LINE WAS DONE BY SOUTHWEST ALASKA SURVEYING.

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

PLAT OF:

HARBOR LEASE ADDITION 1
 A SUBDIVISION OF U.S. SURVEY 2874
 CREATING LOTS 6A AND 7
 CONTAINING 17.85 ACRES
 BRISTOL BAY RECORDING DISTRICT

SOUTHWEST ALASKA SURVEYING
 2800 N. PARK DR.
 WASILLA, AK 99554
 OFFICE (907) 373-1607
 CELL (907) 631-2503

DRAWN BY:	FIELD BOOK:
J.P.O.	2014-1
SCALE:	SURVEY DATE:
1" = 60'	2014
DRAWN:	CHECKED:
6/9/14	C.O.
FILE:	QUAD:
	DLG (A-7)