

RESOLUTION 2021-04

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

**Conditionally approving the preliminary plat application for Dragonfly Subdivision, the property located Lot 1 Russell Fielding Subdivision within Section 8, Township 13 South, Range 55 West, Seward Meridian, Dillingham, Alaska**

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WHEREAS, the subdivision of real property within the City of Dillingham must be approved by the designated platting authority as required in AS 29.40.080; and

WHEREAS, the Dillingham Planning Commission is the designated platting authority to administer preliminary plat approval as established in DMC 17.03.020; and

WHEREAS, Max Martin and Suzanne Eberling own the property located Lot 1 Russell Fielding Subdivision within Section 8, Township 13 South, Range 55 West, Seward Meridian, and have submitted an application to subdivide their property into two lots; and

WHEREAS, there was a public hearing held on this preliminary plat on May 12, 2021; and

WHEREAS, the Planning Commission determined that the preliminary plat conformed with the requirements of Dillingham Municipal Code, Title 17, except certain missing or incorrect information specified as conditions of approval as described below; and

WHEREAS, the Planning Commission further determined that the subdivision application met the criteria to be an abbreviated plat, requiring administrative final plat approval by the Planning Director; and



WHEREAS, none of the newly-created lots may be transferred until a preliminary plat has been prepared and received final approval; and

WHEREAS, the preliminary approval of a subdivision is effective for one year, provided the planning director may grant one-year extensions for filing the final plat, not to exceed three years after approval of the preliminary plat.

NOW THEREFORE, BE IT RESOLVED that the City of Dillingham Planning Commission conditionally approves the preliminary plat of the Dragonfly Subdivision, provided the following requirements are met:

- 1) The final plat must include missing information for Proposed Lot 2:
  - a. Existing buildings and their approximate setback from proposed lot lines;
  - b. Location of proposed sewer;
- 2) The final plat must correctly label Russell Fielding Subdivision, Lot 2 (Dawson).

APPROVED and ADOPTED by a duly constituted quorum of the Dillingham Planning Commission on this 12<sup>th</sup> day of May, 2021.

	
Kaleb Westfall, Chair	Cynthia Rogers, Planning Director