

PLEASE POST

Planning Commissioners
Kaleb Westfall, Seat A
Jason Lamson, Seat B
Gregg Marxmiller, Seat C



William Corbett, Seat D
Andy Anderson, Seat E
Jessica Denslinger, Seat F
Elizabeth Clark, Seat G

**DILLINGHAM PLANNING COMMISSION
REGULAR MEETING**

August 21, 2019
Teleconference Line: 1-800-791-2345

5:30 p.m.
Passcode: 28135

Agenda

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. APPROVAL OF AGENDA**
- 5. COMMUNICATIONS**
 - a. Communications to the planning commission
 - b. Planner's report
 - c. Citizen's comments on items not on the agenda
- 6. PUBLIC HEARINGS**
- 7. UNFINISHED BUSINESS**
- 8. NEW BUSINESS**
 - a. Resolution 2019-01 – Plat Alteration for 6 W. Main Street and 104 W. Main Street
 - b. 2019 Designation of Officers
- 9. CITIZEN COMMENTS**
- 10. COMMISSIONER COMMENTS**
- 11. ADJOURNMENT**
 - a. Planning Commission Meeting September TBD 5:30 PM



July 17, 2019

NOTICE OF PLAT ALTERATION AND PUBLIC HEARING

Dear Property Owner:

A property within 500' feet of the lot(s) you currently own near 6 W. Main Street and 104 W. Main Street, is being proposed for a plat alteration. You are being notified as required by Title 17 of the Dillingham Municipal Code. The City of Dillingham Planning Commission will hold a public hearing on the following item:

Plat Alteration for 6 W. Main Street and 104 W. Main Street

A plat alteration, adjusting the property line between the lots, increasing the square footage of Lot 8A and reducing the square footage of Lot 9A.

LOCATION: Lot 8A (USS 2732, Blk 17, Lot 8) is located at 104 W. Main Street, and includes the Bristol Inn; Lot 9A (USS 2732, Blk 17, Lot 9A) is located at 6 W. Main Street, and includes the Kanqiiqutaq Building.

NUMBER AND SIZE OF LOTS: 2 lots – Lot 8A is approximately .62 acres; Lot 9A is approximately .66 acres. The plat alteration would increase Lot 8A to approximately .704 acres and decrease Lot 9A to approximately .612 acres.

APPLICANT'S NAME: Choggiung Investment Company, LLC

PUBLIC HEARING DATE: July 31, 2019

TIME: 5:30 p.m.

LOCATION: City Council Chambers, City Hall

You are welcome to attend the public hearing in addition to submitting written comments on this application. For any additional information on this plat alteration or to send written comments, please contact:

Cynthia Rogers, Planning Director
Planning Department, City of Dillingham
141 Main Street P.O. Box 889 Dillingham, AK 99576
Telephone: 907-842-3785 Email: planner@dillinghamak.us

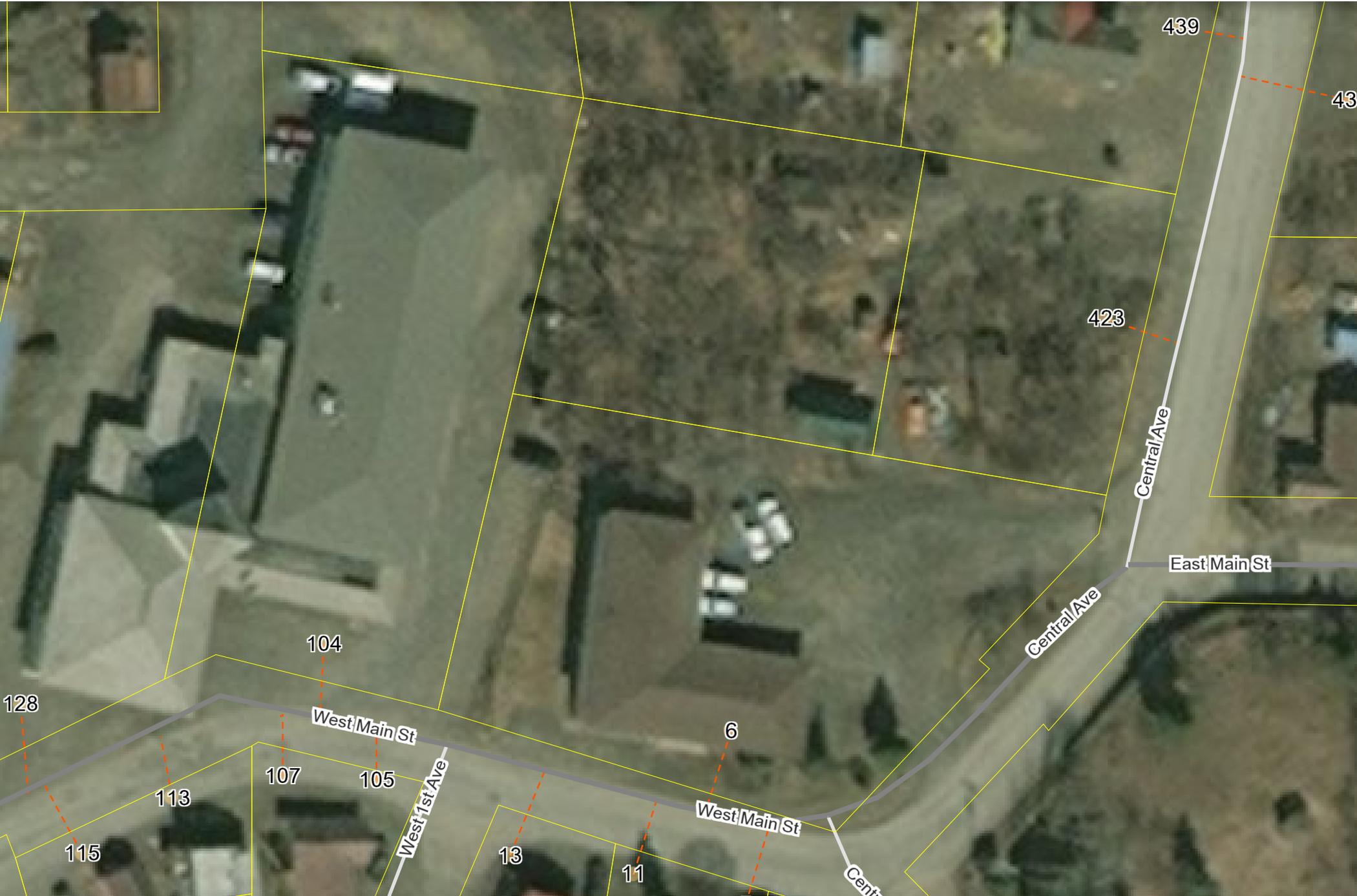
Best Regards,

A handwritten signature in blue ink, appearing to read "Cynthia Rogers".

Cynthia Rogers
Planning Director



▼ Find address or place 🔍



DILLINGHAM TOWNSITE ALASKA

U S SURVEY No 2732 A - BOUNDARIES
U S SURVEY No 2732 B - SUBDIVISION

AREA 111.50 ACRES.
LATITUDE 59°42'20" N. LONGITUDE 158°28'15" W., approximately,
at Meander Corner No 1.
MAGNETIC DECLINATION 23°30' EAST

SCALE IN FEET
SURVEYED BY ALLIANT MEASURING, COASTING ENGINEERS
DATE: 11/19/2012; 10:00

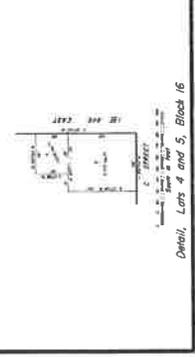
Zone 5	Plot #
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250
The title of this document and location of
the meander corner, Alaska, is hereby certified
to be correct and true.
Date: 11/19/2012
By: [Signature]

Bristol Bay Resending District



Detail, Lots 1 and 6, Block 17



Detail, Lots 1 and 6, Block 16



Detail, Lots 11, 12, 13, 14, 15, Block 29

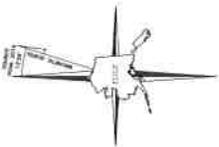


Detail, portions of Blocks 19, 20, 31 & 32

Detail, portions of Blocks 30 & 31

NUSHAGAK RIVER

NUSHAGAK RIVER



- LEGEND**
- PUBLIC UTILITIES (SEE SCHEDULE)
 - ROAD 3/4" POLAR
 - 1/2" 3/4" ALUMINUM CUP OR 1/4" x 1/8" NICKEL
 - METAL BAR RECORDING DISTRICT
 - RECORD DATA PER ALL SURVEYS 1732 A & B PLAT 2014-5, B.B.R.D.
 - RECORD DATA PER SURVEY WARRANT FEEL IN U.S. 24-25-25A, 1880
 - PIP POWER POLE
 - UP LIGHT POLE
 - GUY WIRE
 - UTILITY FORESTAL
 - FIRE HYDRANT
 - MANHOLE
 - RIGHT OF WAY
 - CENTERLINE
 - ADJACENT LOT LINE
 - INTERIOR POWER LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

CAMERON POWERS, PRESIDENT AND CEO OF CHOGGANG INVESTMENT COMPANY, LLC, CHOGGANG INVESTMENT COMPANY, LLC, P.O. BOX 330, DILLINGHAM, AK 99576

HEREBY APPROVE THIS SURVEY AND PLAT, AND DEDICATE, DONATE, AND CONVEY TO THE CITY OF DILLINGHAM, ALASKA, ALL PUBLIC AREAS AS SHOWN HEREON.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ BY: _____ PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA BY COMMISSION EXPIRES _____

CAMERON POWERS, PRESIDENT AND CEO
 CHOGGANG INVESTMENT COMPANY, LLC
 P.O. BOX 330, DILLINGHAM, AK 99576

CERTIFICATE OF ACCEPTANCE

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO, PARKS, TRAILS, ALLEYS, THOROUGHFARES, TRAILS, AND OTHER PUBLIC AREAS SHOWN HEREON.

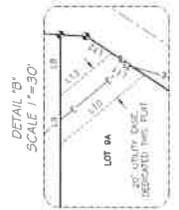
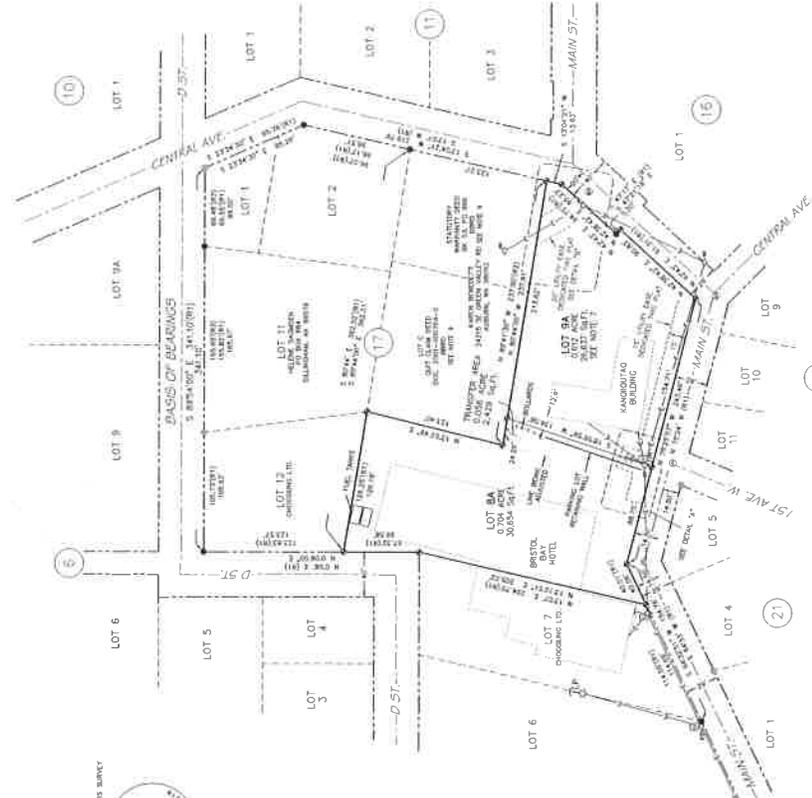
DATED AT DILLINGHAM, ALASKA THIS _____ DAY OF _____ 20____.

WAYOR: _____
 CITY CLERK: _____

SURVEYOR'S CERTIFICATE

RYAN E. SORENSEN, SURVEYOR, HAS EXAMINED THE SURVEY AND SURVEYING IN THE STATE OF ALASKA THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 1300X



LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	10,000	0.23
LOT 2	10,000	0.23
LOT 3	10,000	0.23
LOT 4	10,000	0.23
LOT 5	10,000	0.23
LOT 6	10,000	0.23
LOT 7	10,000	0.23
LOT 8	10,000	0.23
LOT 9	10,000	0.23
LOT 10	10,000	0.23
LOT 11	10,000	0.23
LOT 12	10,000	0.23
TOTAL	120,000	2.76



- NOTES**
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 4.0000 FEET.
 - ALL BEARINGS AND DISTANCES ARE GIVEN TO THE NEAREST HUNDRETH OF A DEGREE AND HORIZONTAL DISTANCES ARE GIVEN TO THE NEAREST HUNDRETH OF A FOOT.
 - RECORD INFORMATION ON THIS PLAT WAS TAKEN FROM THE U.S. SURVEY 2732 A & B, PLAT 2014-5, B.B.R.D.
 - A 6.0' W. EASEMENT FOR UTILITY PURPOSES WAS CREATED AND RECORDED IN BOOK 25, PAGE 324 AND 388, B.B.R.D. SAID EASEMENT FOR THE SPOON ELECTRIC TRANSMISSION / UTILITY SYSTEM HAS THE WIDTH OR LOCATION SHOWN ON THIS INSTRUMENT.
 - THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED WITHIN THE ORIGINAL PATENT.
 - LOTS IN THIS SUBDIVISION MUST CONNECT TO CITY SEWER SYSTEMS, AND SHALL ALSO COMPLY WITH REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT THE TIME OF CONSTRUCTION.
 - LOT 9 BLOCK 17 WAS SUBDIVIDED TWICE WITHOUT FILING AN OFFICIAL SUBDIVISION PLAT. LOT 9A IS ALL OF THE ORIGINAL LOT 9 EXCEPT THE NORTH 123 FEET. LOT C IS ALL OF THE REMAINDER OF THE ORIGINAL LOT 9 EXCEPT THE EAST 100 FEET.

TAX CERTIFICATION

THE CITY OF DILLINGHAM HAS REVIEWED THE TAX MAP, ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

CITY CLERK: _____ DATE: _____

PLAT APPROVAL

THIS SUBDIVISION PLAT, HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM AT A MEETING OF THE CITY COUNCIL HELD ON THE _____ MINUTES OF THE MEETING HELD ON _____ 20____, IS HEREBY APPROVED AND AUTHORIZED TO BE RECORDED IN THE PUBLIC RECORDS OF THE CITY OF DILLINGHAM, ALASKA, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPLICABLE THERE TO.

CITY CLERK: _____ DATE: _____

EDGE SURVEY AND DESIGN, LLC
 12501 OLD DENALI UNIT C ANCHORAGE, AL 99515
 PHONE: (907) 344-5500 FAX: (907) 344-1754

BRISTOL BAY HOTEL SUBDIVISION
 CREATING LOTS 8A AND 8B

1/2 SECTION OF LOT 8, BLOCK 17, U.S. SURVEY 2732 A & B, INCLUDING WARRANT DATA, PAGES 186 & 187, LOCATED IN DILLINGHAM, ALASKA, CONTAINING 1.318 ACRES OF BRISTOL BAY RECORDING DISTRICT

DRAWN BY:	SURVEY DATE:	REVISION NO.	FIELD BOOK:
MS	3-16-19	1	16-1
CHECKED BY:	DRAWN DATE:	SCALE:	JOB NO.
MAK	4-15-19	1" = 50'	10-101

RESOLUTION 2019-01

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving the plat alteration application for 6 W. Main Street (Lot 9A) and 104 W. Main Street (Lot 8A), adjusting the property line between the lots, increasing the square footage of Lot 8A and reducing the square footage of Lot 9A, Recorded US Survey 2732, within section 21, Township 13 South, Range 55 West, Seward Meridian, Dillingham, Alaska in the Bristol Bay Recording District

WHEREAS, a recorded plat may not be altered or replatted within the City of Dillingham except 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 plat alterations as established in DMC 17.15.010; and

WHEREAS, Choggiung Investment Company, LLC, an Alaska limited liability Company is the owner of U.S. Survey No. 2732 A & B, Lot 8, Block 17 located at 104 W. Main Street, and includes the Bristol Inn; and

WHEREAS, Choggiung, Limited, an Alaska Corporation is the owner of U.S. Survey No. 2732 A & B, Lot 9, Block 17 located at 6 W. Main Street, and includes the Kanqiiqutag Building; and

WHEREAS, Choggiung Investment Company, LLC has submitted an application for plat alteration renaming Lot 8 to Lot 8A and renaming Lot 9 to Lot 9A; and

WHEREAS, Choggiung Investment Company, LLC has submitted an application for plat alteration to move the property line between the lots, increasing Lot 8A to approximately .704 acres from .62 acres and decreasing Lot 9A from approximately .66 acres to .612 acres; and

WHEREAS, this application was submitted in order to allow the current retaining wall adjacent to the parking area of Lot 8A to be included within the property boundaries; and

WHEREAS, there was a public hearing held on this plat alteration on July 31, 2019; and

WHEREAS, the Planning Commission determined that the plat alteration conformed with the requirements of Dillingham Municipal Code, Title 17; and

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

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

WHEREAS, the preliminary approval of a preliminary plat alteration 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 alteration.

NOW THEREFORE, BE IT RESOLVED that the City of Dillingham Planning Commission approves the preliminary plat alteration for Choggiung Investment Company, LLC, Lot 8A and Choggiung Limited, Company, Lot 9A.

APPROVED and ADOPTED by a duly constituted quorum of the Dillingham Planning Commission on this 21st day of August, 2019.

Gregg Marxmiller, Chair	Cynthia Rogers, Planning Director