

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**

September 25, 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**
 - a. Replat of Lot 14 of Nerka Subdivision and Lot 1 and 2 of Nerka VI Subdivision
- 7. UNFINISHED BUSINESS**
- 8. NEW BUSINESS**
 - a. Resolution 2019-02 – Replat of Lot 14 of Nerka Subdivision and Lot 1 and 2 of Nerka VI Subdivision
- 9. CITIZEN COMMENTS**
- 10. COMMISSIONER COMMENTS**
- 11. ADJOURNMENT**



September 11, 2019

NOTICE OF PRELIMINARY PLAT AND PUBLIC HEARING

Dear Property Owner:

A property within 500' feet of the lot(s) you currently own near Lot 1, Nerka VI Subdivision, is being proposed for a replat. 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:

Preliminary Plat for Joe and Alice Acres

A replat of Lot 14 of Nerka Subdivision and Lot 1 and 2 of Nerka VI Subdivision, within Section 19, Township 13 South, Range 55 West, Seward Meridian

LOCATION: Lot 14 of the Nerka Subdivision AND Lot 1 and 2 of the Nerka VI Subdivision
NUMBER AND SIZE OF LOTS:

- 1) Lot 14, Nerka is approximately 1.11 acres. Replat to Lot 14A would increase to approximately 1.58 acres or an increase of approximately .47 acres;
- 2) Lot 2, Nerka VI is approximately 1.05 acres. Replat to Lot 2A would increase to 1.52 acres or an increase of approximately .47 acres;
- 3) Lot 1, Nerka VI is approximately .93 acres. Replat would divide between the two other lots.

APPLICANT'S NAME: Gorden and Sue Isaacs
PUBLIC HEARING DATE & TIME: **September 25, 2019, 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 replat 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

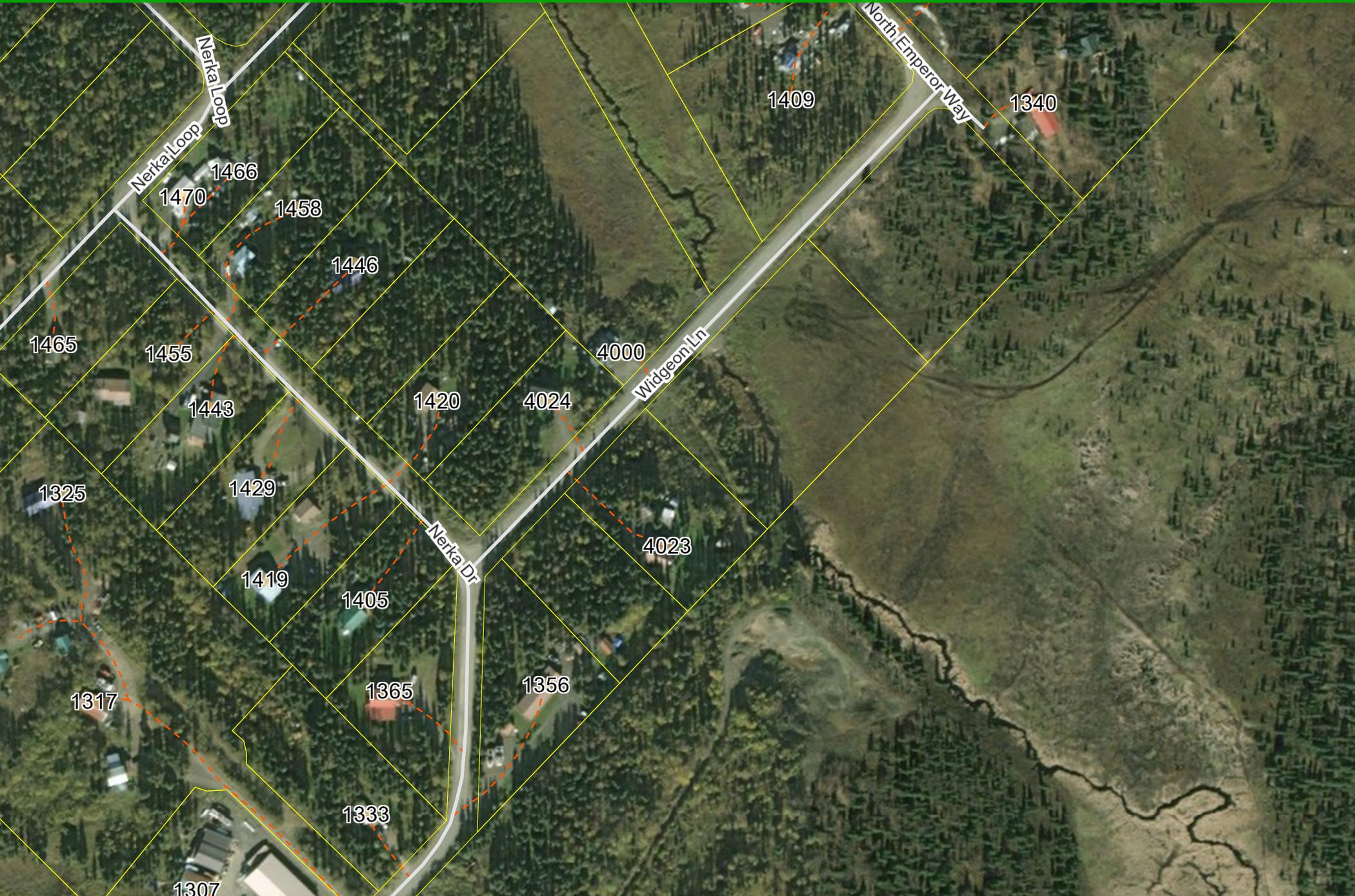
Best Regards,

A handwritten signature in blue ink that reads "Cynthia Rogers".

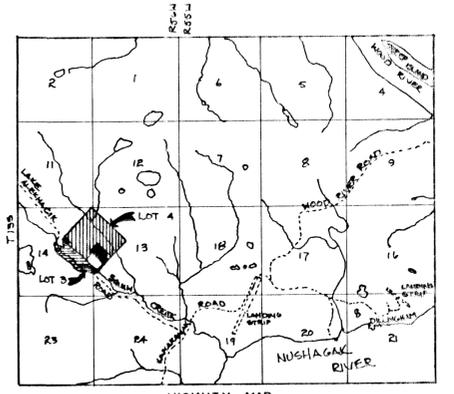
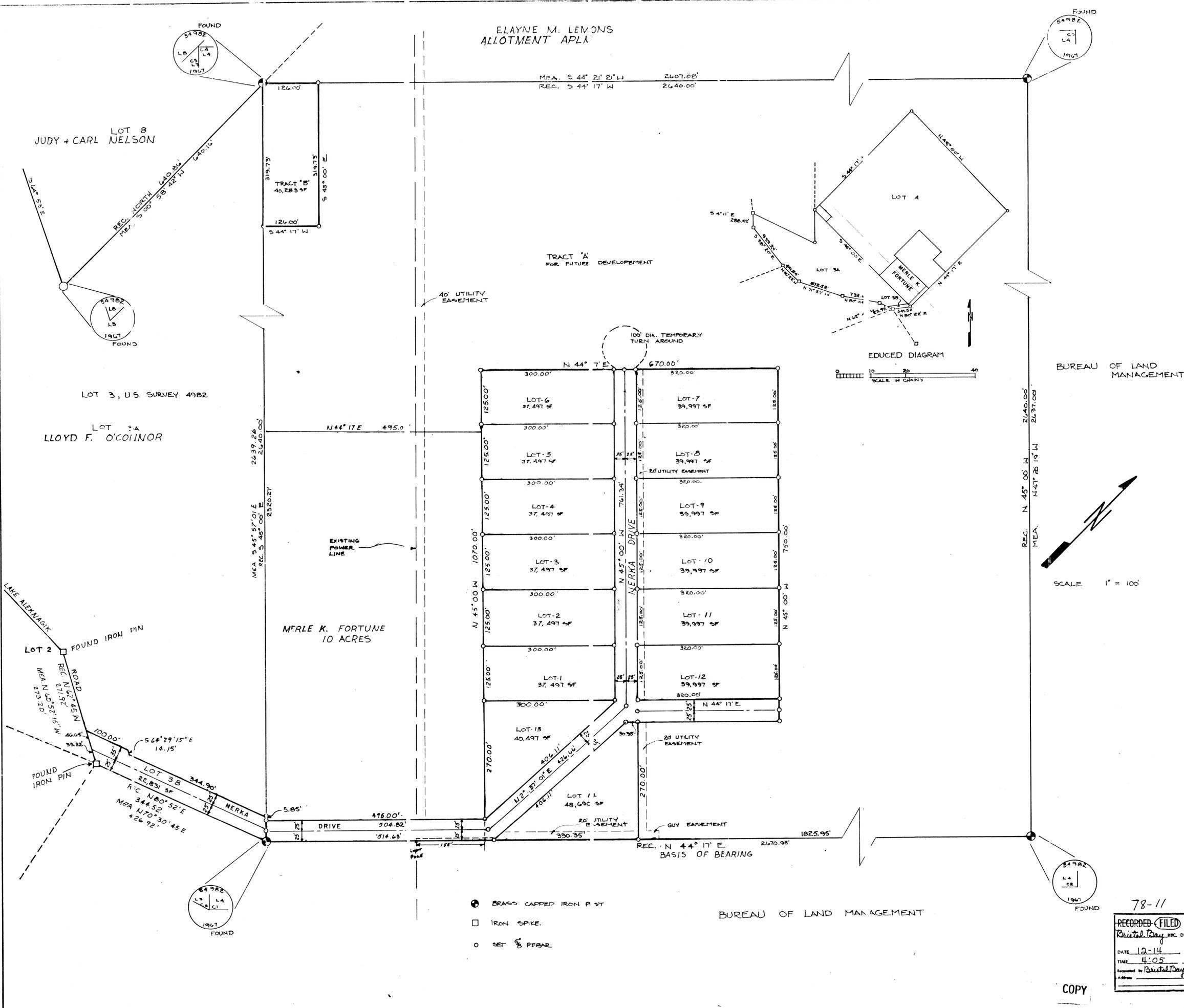
Cynthia Rogers
Planning Director



Find address or place 4003



ELAYNE M. LEMONS
ALLOTMENT APLA



CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

13 Nov 1978 *David H. Samuelson*
BRISTOL BAY NATIVE CORPORATION
DILLINGHAM, ALASKA
13 Nov 1978 *Lloyd O'Connor*
LLOYD O'CONNOR
DILLINGHAM, ALASKA
13 Nov 1978 *James L. O'Connell*
James L. O'Connell

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 13 day of November, 1978
Manuel Schroeder Notary for Alaska
9-2-78 My Commission expires

PLAT APPROVAL

Plat approved by the Borough Planning Commission this October 10 day of October, 1978
William J. ...
Authorized Official

LAND SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Oct 10, 1978
Eugene F. Fisher
Land Surveyor
EUGENE F. FISHER, L.S.



159.792 Acres

CIVIL ENGINEERS OF ALASKA
BOX 888 WASILLA, ALASKA 99687

NERKA SUBDIVISION
SUBDIVISION OF LOTS 3 AND 4
U.S. SURVEY 4982
DILLINGHAM, ALASKA

DESIGNED BY: E.F.F. DRAWN BY: JPE DATE: 7-17-78

SCALE: 1" = 100' SHEET 1 OF 1

78-11
RECORDED FILED 3:00
Cristal Bay REC. DIST.
DATE 12-14-1978
TIME 4:05 P.M.
Submitted by Cristal Bay Subdiv. Corp.

COPY

CERTIFICATE OF OWNERSHIP DEDICATION
 I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOP THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, UTILITY EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE.

H.N. Dick
 H. N. DICK, PRESIDENT
 BRISTOL BAY NATIVE CORPORATION
 P.O. BOX 198
 DILLINGHAM, ALASKA 99576

STATE OF ALASKA
NOTARY PUBLIC
 ALICE L. HILL SEARS

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
 THIRD JUDICIAL DISTRICT
 ON THIS 27th DAY OF January 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED H.N. Dick TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME AS HIS (THEIR) FREE VOLUNTARY ACT.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH, AND YEAR HEREIN ABOVE WRITTEN.
June 12, 1984
 MY COMMISSION EXPIRES June 12, 1984
Alice L. Hill Sears
 NOTARY PUBLIC FOR ALASKA

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF Aug 7, 1983 1983 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW PERTAINING THERETO.
 CITY OF DILLINGHAM
 BY: Bill Linn Chairman

CERTIFICATE OF ACCEPTANCE

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHTS-OF-WAY, AND EASEMENT FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.
 DATED AT DILLINGHAM, ALASKA THIS 30 DAY OF Sept 1983
 ATTEST: Vivian M. Brauer
 CITY CLERK

SURVEYOR'S CERTIFICATE

I, STANLEY E. SEARS, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE COMPLETED THE SURVEY SHOWN HEREON. I DECLARE THAT THE DIMENSIONS, THE CORNERS, AND THE MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
Jan 31, 1983
 DATE
Stanley E. Sears
 STANLEY E. SEARS P.L.S.
 2087-S

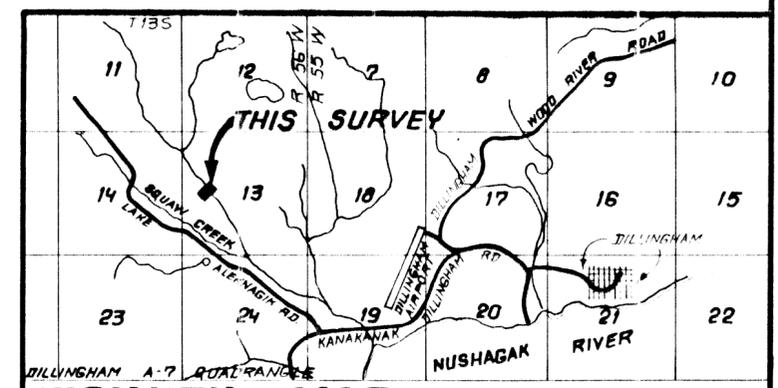


83-8
 RECORDED - FILED 10
 Bristol Bay REC. DIST.
 DATE OCTOBER 28, 1983
 TIME 1:40 P.M.
 Requested by CITY OF DILLINGHAM
 Address P.O. Box 191
DILLINGHAM, ALASKA 99576

LEGEND:
 [Symbol] RECOVERED 3/4" BLM BRASS L.P. MONUMENT
 [Symbol] RECOVERED 1/2" REBAR
 (R) RECORD
 (F) FOUND
 [Symbol] SET 5/8"x30" REBAR WITH 1/2" ALUMINUM SURVKAP AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 TYPICAL SURVKAP

CERTIFICATE OF ACCEPTANCE BY AK. DEPT. OF ENVIRONMENTAL CONSERVATION

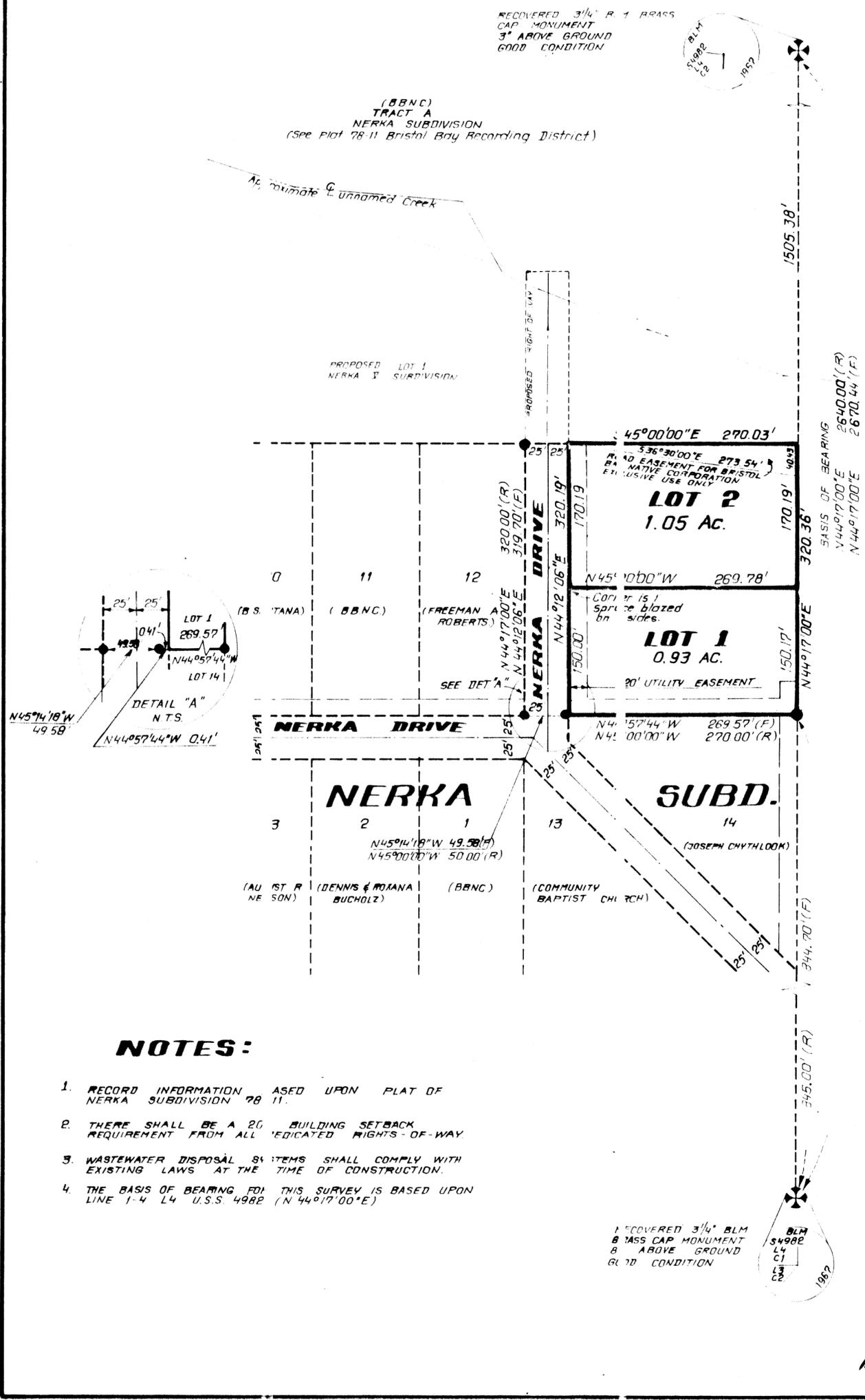
THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18AAC2.065 AND IS APPROVED SUBJECT TO ANY NOTED RESTRICTIONS.
Bill Linn District Office Coordinator
 SIGNATURE TITLE
August 24, 1983
 DATE



VIGNITY MAP Scale 1" = 1 MILE
PLAT OF
NERKA VI SUBDIVISION
LOTS 1 & 2
 A SUBDIVISION OF A PORTION OF TRACT A OF NERKA SUBDIVISION PLAT 78-11 LOCATED WITHIN SECTION 13 T13S R56W SEWARD MERIDIAN ALASKA CONTAINING 1.98 ACRES MORE OR LESS
STAN SEARS AND ASSOCIATES
REGISTERED LAND SURVEYORS
 POST OFFICE BOX 283
 EAGLE RIVER, ALASKA 99577

GRID	SCALE	DATE	FB	PG
DILLINGHAM	1" = 100'	10/22/81	80	24-33
DRAWN	CHECKED	FILE	W.D.	
I.E.G.	S.E.S.	DISK 3 FILE 1		81-80

PREPARED FOR
 BRISTOL BAY NATIVE CORPORATION
 P.O. BOX 198, DILLINGHAM AK. 99576



- LEGEND:**
- 2" Aluminum Cap Monument Or 5/8" Rebar Recovered This Survey
 - 2" Alum Cap Monument Set This Survey
 - (FM) Found data this survey
 - (RD) Record Data
 - Overhead power line

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.

CITY CLERK _____ DATE _____

NOTES:

1. Wastewater disposal systems shall comply with regulations of Department of Environmental Conservation at time of construction.
2. Accepted 9-10-1970 and US Survey No. 7140 accepted 7-26-1983
3. Bristol Bay Native Corporation has subsurface land ownership rights to lands shown on this plat.

CERTIFICATE OF APPROVAL:
PER DILLINGHAM MUNICIPAL CODE 17.11.040

CITY MANAGER _____ DATE _____

MAYOR _____ DATE _____

PLAT APPROVAL:

This plat, having been approved by the City Of Dillingham Planning Commission, as recorded in the Official minutes of the meeting of

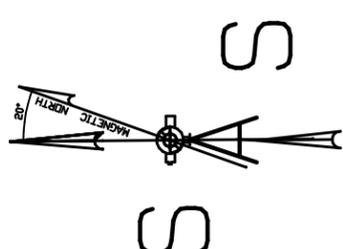
as the official plat subject to any and all conditions and requirements of ordinances and law appertaining thereto.

By: _____

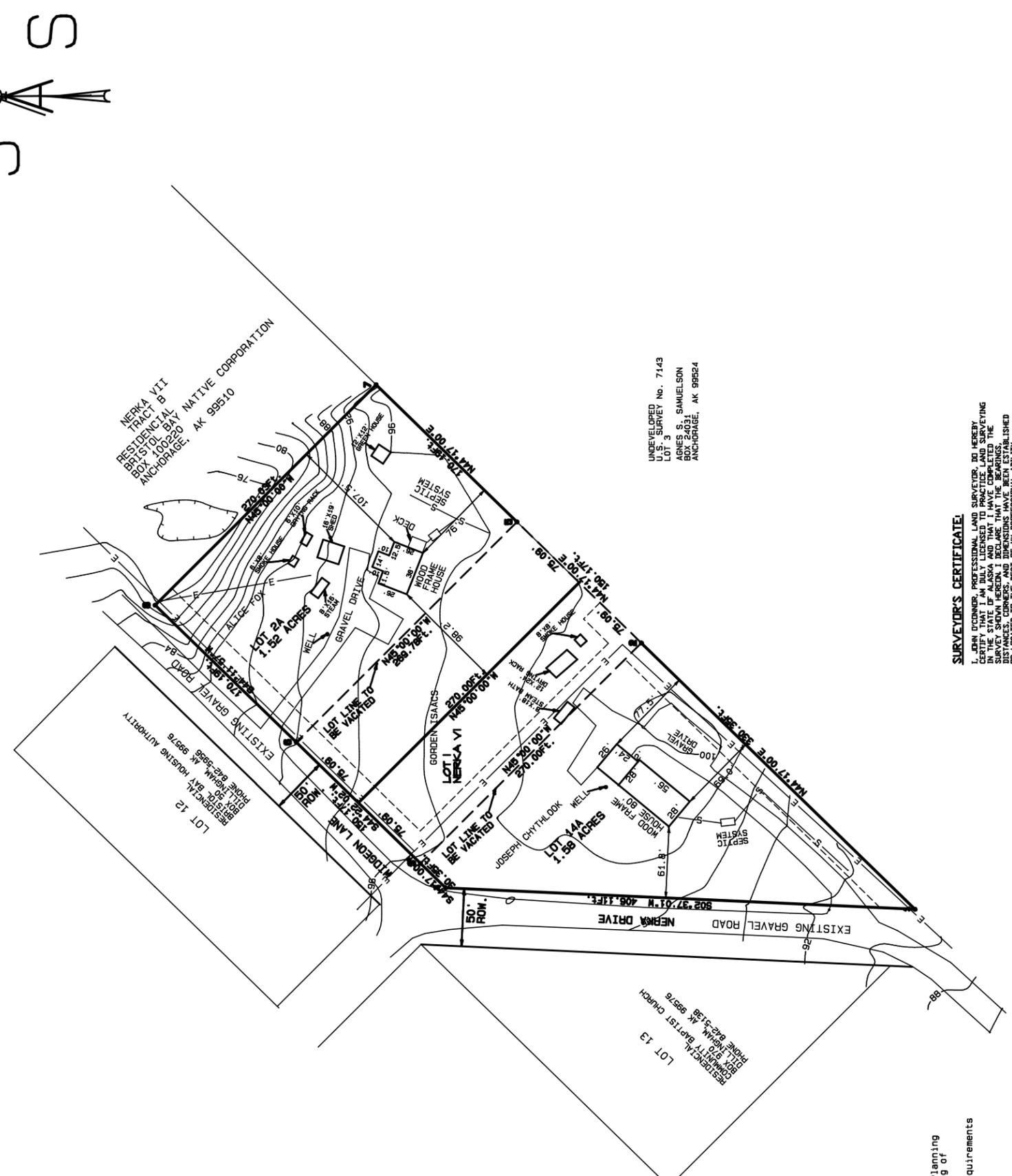
Chairperson, Planning Commission

JOHN P. O'CONNOR LS 10406

DATE _____



S
S



UNDEVELOPED LOT 3 SURVEY NO. 7143
AGNES S. SAMUELSON
BOX 24031
ANCHORAGE, AK 99524

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 I DECLARE THAT THE BEARINGS, DISTANCES, CORNERS, AND DIMENSIONS HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL ABILITY.

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN. WE HEREBY APPROVE THIS PLAT.

ALICE FOX
BOX 534
DILLINGHAM, AK 99576
PHONE # 842-5568
DATE: _____

JOSEPH CHYTHLOOK
BOX _____
DILLINGHAM, AK 99576
PHONE 842-1099
DATE: _____

GORDEN ISAACS
BOX _____
DILLINGHAM, AK 99576
DATE: _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 201____ BY _____
NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 201____ BY _____
NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 201____ BY _____
NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

SCALE
50' 100' 150' 200' 250' 300' 350' 400 FEET

PRELIMINARY PLAT OF
JOE AND ALICE ACRES
A REPLAT OF LOT 14 OF NERKA SUBDIVISION AND LOT 1 AND 2 OF NERKA VI SUBDIVISION LOCATED WITHIN SEC. 13, T. 13S, R. 66W, S. 4, AK CONTAINING 3098 ACRES

BRISTOL BAY RECORDING DISTRICT

PREPARED BY:
SOUTHWEST ALASKA SURVEYING
2800 N. PARK DR.
WASILLA, AK 99654
PHONE 907-375-1607

DRAWN BY: J.D.	DATE: 1-2-2018	GRID: DLGC4	REVISION NO. 3
CHECKED BY: J.D.	SCALE: 1"=50'	PLAT NO.	

RESOLUTION 2019-02

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving the replat and preliminary plat application for Lot 14 of the Nerka Subdivision AND Lot 1 and 2 of the Nerka VI Subdivision, vacating the property lines of Lot 1, Nerka VI, dividing the property and increasing the square footage of Lot 14, Nerka (Lot 14A), and increasing the square footage of Lot 2, Nerka VI (Lot 2A), within section 13, Township 13 South, Range 56 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, Gordon and Sue Isaacs are the owners of Lot 1, Nerka VI; and

WHEREAS, Gordon and Sue Isaacs have submitted an application for replat renaming Lot 14, Nerka to Lot 14A and renaming Lot 2, Nerka VI to Lot 2A in the preliminary plat of Joe and Alice Acres; and

WHEREAS, Joseph and Molly Chythlook, owners of Lot 14, Nerka, completed a Secured Interest Party Authorization, authorizing this replat;

WHEREAS, Alice Fox, owner of Lot 2, Nerka VI, completed a Secured Interest Party Authorization, authorizing this replat;

WHEREAS, Gordon and Sue Isaacs have submitted an application for replat to vacate the property line between the lots, increasing Lot 14A to approximately 1.58 acres from 1.11 acres and decreasing Lot 1 by approximately .47 acres; and

WHEREAS, Gordon and Sue Isaacs have submitted an application for replat to vacate the property line between the lots, increasing Lot 2A to approximately 1.52 acres from 1.05 acres and decreasing Lot 1 by approximately .47 acres; and

WHEREAS, this application was submitted in order to allow the division of Lot 1, Nerka VI between Lot 14A and Lot 2A in the preliminary plat of Joe and Alice Acres; and

WHEREAS, there was a public hearing held on this replat and preliminary plat application on September 25, 2019; and

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

WHEREAS, the Planning Commission further determined that the replat and preliminary plat 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 replat and preliminary plat 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 replat and preliminary plat, Joe and Alice Acres, for Gordon and Sue Isaacs, Lot 14A and, Lot 2A.

APPROVED and ADOPTED by a duly constituted quorum of the Dillingham Planning Commission on this 25th day of September, 2019.

Gregg Marxmiller, Chair	Cynthia Rogers, Planning Director