

RESOLUTION 2012-02

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving a Variance from DMC 17.19.140 Lots, provisions E and H for the Revised Preliminary Plat for Cedar Subdivision Addition 1

WHEREAS, the Dillingham Planning Commission did hold a public hearing on the preliminary plat of Cedar Subdivision Addition 1, December 20, 2011; and

WHEREAS, the Dillingham Planning Commission requested revisions to the first preliminary plat of Cedar Subdivision Addition 1, including changes to access, size, and number of lots; and

WHEREAS, Cedar Subdivision Addition 1 was revised according to the recommendations made by the Planning Commission at its December 20, 2011, meeting; and

WHEREAS, due to the orientation of the lot being subdivided, Tract A of Cedar Subdivision, to Wood River Road and Kakanak Road; and

WHEREAS, the presence of large easements constricts the developable land within the proposed subdivision; and

WHEREAS, it is not possible to have lot lines at substantially right angles as required by DMC 17.19.140 (E); and

WHEREAS, the tract being subdivided is a corner lot, with all lots fronted on a cul-de-sac and with their rear lot lines on a street, giving each lot double frontage, in violation of DMC 17.19.140 (H); and

WHEREAS, even though the lots have roads on both rear and front lot lines, only the cul-de-sac is actually physically accessible from the lots; and

WHEREAS, City Fire Department personnel and Public Safety Department personnel met January 16th and examined the plat and commented that the configuration proposed in the preliminary plat of January 2012 provides good access to a public right-of-way; and

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dillingham, Alaska, approves the variance requested for Cedar Subdivision Addition 1.

APPROVED AND ADOPTED THIS 17th DAY OF January, 2012.



Paul Liedberg, Presiding Officer



Acting Commission Clerk