

RESOLUTION 2013-20
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending revision of Title 17 Subdivisions to reflect the following:

WHEREAS, several landowners approached the City of Dillingham Planning Commission in January of 2013, about changing the subdivision regulations to allow private access and modify the road standards for smaller subdivisions; and

WHEREAS, the Subdivision Access Committee held more than 5 meetings between March and May 1, 2013, and developed recommendations for changes to the code regarding private access, road standards and access to adjacent parcels; and

WHEREAS, at five meetings between August 3, 2013, and November 12th the Planning Commission reviewed the recommendations, studied the city's code, researched other Municipal ordinances regarding these provisions and interviewed experienced professional Emergency Services personnel, City Planners, the City Attorney, and BIA Realty professionals; and

WHEREAS, based on these efforts, the Planning Commission finds that it is possible to have a reasonable and responsible code for allowing private access roads; and

WHEREAS, these changes in the Dillingham Municipal Code are a significant departure from previous regulations requiring dedication of public roads for access to subdivision and would make private access a matter of policy rather than an exception to the rule; and

THEREFORE, the City of Dillingham Planning Commission recommends development of an ordinance to allow these revisions, and requests concurrence of the Dillingham City Council to proceed with assistance from the City Attorney, to revise Title 17 accordingly, while protecting the public interest in having good roads and subdivisions:

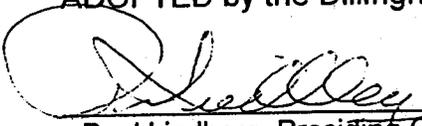
Goal: 1. To modify 17.19.030 Access to allow private access easements as a legal form of access to subdivisions and lots within subdivisions.

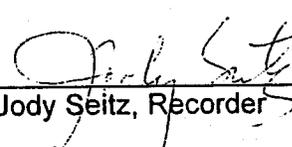
Goal 2. To adjust subdivision road standards for smaller subdivisions.

Recommend modifying 17.19.050 Streets—Right-of-way width and improved width to have an additional category called Private Roads which would have the following requirements:

- all subdivision roads be designated with a 50 foot road easement which could be built as follows:
- 16 foot improved surface to serve up to 7 lots
- For 8 or more lots, the road must be a dedicated public right of way or easement.

ADOPTED by the Dillingham Planning Commission November 12, 2013.


Paul Liedberg, Presiding Officer


Jody Seitz, Recorder