

Planning Commissioners
Vacant, Seat A
Paul Liedberg, Seat B
Gregg Marxmiller, Seat C



William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Chair, Seat F
Vacant, Seat G

**DILLINGHAM PLANNING COMMISSION
REGULAR MEETING**

**May 21, 2014
5:30 p.m. City Council Chambers
Teleconference: 1-800-791-2345; participant code 19531**

Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVE MINUTES OF April 16, 2014**
- IV. APPROVAL OF AGENDA**
- V. COMMUNICATIONS**
 - A. Communications to the Planning Commission
 - B. Planner's Report
 - C. Citizen's comments on items not on the agenda
- VI. PUBLIC HEARINGS**
 - A. Variance for containment dike in V zone of floodplain
- VII. UNFINISHED BUSINESS**
 - A. Minimum Acreage Draft Ordinance Language (placeholder)
 - B. Subdivision Replat Draft Ordinance Language (placeholder)
- VIII. NEW BUSINESS**
 - A. Resolution 2014-09 Approving containment dike in V zone ACTION
 - B. Resolution 2014-10 Encroachment permit for utilities to courthouse ACTION
 - C. Resolution 2014-11 Approving 2014 update of Six Year CIP ACTION
- IX. CITIZEN COMMENTS**
- X. COMMISSIONER COMMENTS**
- XI. ADJOURNMENT**

Planning Commissioners
Ben McDowell, Seat A
Paul Liedberg, Seat B
Vacant, Seat C



William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F
Vacant, Seat G

REGULAR MEETING MINUTES April 16, 2014

I. CALL TO ORDER

The regular meeting of the Dillingham Planning Commission was called to order by Chair Julie Baltar via teleconference at 5:40 p.m.

II. ROLL CALL (quorum is 4)

Members present:

Gregg Marxmiller, Seat C
William Corbett, Seat D
Andy Anderson, Seat E
Julie Baltar, Seat F on teleconference and WebEx

Public:

Nick Wahl

Members Absent

Paul Liedberg, Seat B

Guests: None present

Staff in Attendance:

Jody Seitz, City Planner, Recorder

III. APPROVAL OF THE MINUTES OF February 19, 2014

MOTION: Andy Anderson moved and William Corbett seconded the motion to approve the minutes of February 19, 2014. Andy Anderson moved and Gregg Marxmiller seconded the previous question.

Discussion:

- None

VOTE: The motion passed unanimously to approve the minutes.

IV. APPROVAL OF THE AGENDA

MOTION: William Corbett moved and Gregg Marxmiller seconded the motion to approve the agenda.

Discussion:

- Planner Seitz asked to amend the agenda as follows: Under Public Hearings remove item C Variance for containment dike in Velocity Zone of floodplain, and Under New business remove item C, Resolution 2014-09, Approving Containment dike in V Zone. Planner Seitz also added under Unfinished Business item C Subdivision List of Revisions and Timeframe. Commission Chair Julie Baltar added new item C under New Business, Dillingham Safe Routes to School Grant.

QUESTION: Andy Anderson called for the question which was seconded by William Corbett.

VOTE: The amended agenda passed unanimously.

VI. COMMUNICATIONS

A. Communications to the Planning Commission.

Planner Seitz mentioned that the City has had complaints about Squaw Creek Road.

Question from Chair Baltar about what the Planning commission role would be on this. Question from Commissioner about how ADOT can stop maintaining the road. Planner reviewed the history of the current issue. Discussion was that it probably would be dealt with by the City Council.

ADOT is removing trees from Evergreen cemetery to clear runway safety area. Knik Dust permit application, Choggiung land use permit application, and Delta Western land use permit and floodplain permit application have come to the Planning Department. Will be using the City's new material sites ordinance to approve the dust permit.

B. Planner's Report

Planner reviewed her report for the commission. Discussion that items on the report should be restricted to those things the Planning Commission will take action on.

C. Citizen's comments on items not on the agenda. No citizens commented.

VI. PUBLIC HEARINGS

A. Chair Julie Baltar opened the Public Hearing for Pacer Subdivision preliminary plat at 6:09 p.m.

Nick Wahl came to answer questions. He had no comments during the public hearing. Chair Baltar asked for comments from the planner. Planner Seitz reviewed her report for the commission and showed the preliminary plat on WEBEX and described features of the plat and proposed subdivision.

The Public Hearing was closed at 6.30 p.m.

- B. Chair Julie Baltar opened the Public Hearing at 6:30 p.m. for comment on the preliminary plat of ASLS 2005-51.

There was no public testimony. The public hearing was closed at 6:31 p.m.

- C. Variance for containment dike in V Zone of floodplain – struck from agenda. No public came to address this item on the agenda.

VIII. UNFINISHED BUSINESS

- A. Minimum Acreage Draft Ordinance Language – no work this month. Keeping this placeholder.
- B. Subdivision Replats Draft Ordinance Language –no work this month. The last time the PC met it had no quorum. Planner has reviewed some information about replats.
- C. Subdivision List of Revisions and Timeframe. Planner Seitz identified several areas for continuing work such as the above replat, minimum acreage, cul-de-sacs, and driveways.

Discussion:

- Suggested that a workshop was probably appropriate.
- Mentioned she would be unavailable during May, that the commission should not start this before June.
- Mentioned more publicity about the workshops, radio announcements on KDLG.
- Planner requested volunteers to contact KDLG. Chair Baltar volunteered with preparation.
- Suggested that early June would be good to begin, to keep the momentum going.
- One commissioner mentioned he would be commercial fishing, so early June would be best.
- Requested information to review while I'm gone.

V. NEW BUSINESS

- A. Resolution 2014-07 Approving Pacer Subdivision Preliminary Plat

MOTION: Andy Anderson moved to approve and William Corbett seconded the motion to approve Resolution 2014-07.

Discussion:

- Planner Seitz reviewed the plat and mentioned the deeded lots which appear on the plat.
- Discussed the confusing symbols used to represent those two lots.
- Felt it was important to present the lots clearly.
- Felt the acreage of the two deeded parcels should be consistent – in acres.

MOTION: Andy Anderson moved and Gregg Marxmiller seconded the motion to amend the resolution by making the lot lines of the deeded parcels more

distinctive and to make the unit of measure of the parcels consistent as acreage.

Planner Seitz pointed out that the lot lines were mentioned in the list of requested conditions in the Resolution, but that the consistency of the parcel size was not, and would be item #15 in the list of conditions.

- William Corbett withdrew his motion to amend the resolution by changing the lot line symbols of the previously deeded lots.

VOTE: Chair Baltar requested unanimous consent to amend the motion with item #15 making the parcel size consistent unit of measure. Motion carried unanimously. Unanimously approved

VOTE: Chair Baltar requested unanimous consent to approve Resolution 2014-07 as amended. The resolution was approved unanimously.

B. Resolution 2014-08 Approving the Preliminary Plat of ASLS 2005-51

MOTION: Andy Anderson moved and William Corbett seconded the motion to approve Resolution 2014-08 Preliminary Plat of ASLS 2005-51.

Discussion:

- Planner Seitz reviewed the plat and the history of the Planning Commission's actions on the plat prior to this. She recommended that the Commission rescind all previous resolutions pertaining to this plat (PCR 2008-01, 2008-04, and 2009-13) and amend the existing resolution to reflect that. The resolutions were passed prior to ADNR's review of the plat. There have been two reviews by ADNR one year apart.

MOTION: Andy Anderson moved to amend 2014-08 to state "Therefore, the Planning Commission *rescinds all previous resolutions pertaining to this plat: 2008-01, 2008-04, and 2009-13 and* approves the preliminary plat of ASLS 2005-51." (The amending language is in italics.)

Discussion: Question about how rescinding these resolutions affect the right of ways on the plat. Planner replied it will not. The plat has significantly changed due to the ADNR review since the resolutions were passed. Planner apologized for not being aware the ADNR would come back a year after the City had done its review and impose its own review process.

VOTE: Chair Baltar called for unanimous consent to approve the amendment and the Commission so voted. William Corbett moved the previous question.

VOTE: Chair Baltar called for the vote on Resolution 2014-08 as amended. The Planning Commission unanimously approved the Resolution.

C. Dillingham Safe Routes to School Grant

Discussion:

- Chair Baltar suggested this grant could be used to partner with BBNA on Windmill Hill safety issues, that the state coordinator for this had suggested that the City could hire a consultant, that more money could be obtained through this grant.
- Question about the purpose of the SRTS.
- Planner Seitz reported on the purpose of the SRTS: education for pedestrians, motorists, holding Bike to Walk to and school. That she doesn't have time to work on this. That the schools didn't have interest in the grant. It requires a lot more time to interface with school personnel to do mutual activities.
- Discussed that the focus of the grant could be changed.
- Planner Seitz reported that she thought this grant had gone back to the state and that she would check on it and report back to the Commission.

IX. CITIZEN'S COMMENTS:

No citizens here to comment.

X. COMMISSIONER COMMENTS:

William Corbett- no comments

Andy Anderson – asks for update on Planning Commission training.

Gregg Marxmiller – thanks Jody for all the paper, and answering his questions when he had them.

Julie Baltar – out of country when Planning Commission meets next. Next meeting likely to be a workshop. Welcomes Gregg to Planning Commission.

XI. ADJOURNMENT

Meeting Adjourned 7:08 p.m.

Julianne E. Baltar, Presiding Officer

ATTEST:

Jody Seitz, Recorder

Mayor
Alice Ruby

Manager
Rose Loera



Dillingham Planning Commission

Julie Baltar, Chair
Paul Liedberg
Gregg Marxmiller
Andy Anderson
Vacant
William Corbett
Vacant

MEMORANDUM

Date: May 19, 2014
To: Planning Commission
From: Jody Seitz, City Planner
Subject: May 2014 Report

Airport: The FAA has determined that the state runway in Dillingham is too damaged from extreme temperature shifts this winter to wait for repairs. The plan had been to submit the nomination for moving the runway to the northwest for construction within the next few years. However that has been put off for a few more years in order for the ADOT to get federal funding to do a major repair of the runway as soon as possible.

CIP : This process is still in need of refinement. Staff submitted very few new or updated nominations. Administration and Finance are developing a new procedure for including items in the operating budget which don't really fit into the Capital Improvement Plan and will never score well enough to be completed through that process. The Planning Commission is to review the draft prioritization of CIP projects at this meeting.

Floodplain Management Plan: The Variance requested for Delta Western's Floodplain application is to allow an expansion of their fuel spill containment dike in an area which is actually above the mean high tide of 18.355 feet, but the lowest member is buried to 16 feet.

GIS: completed the hospital compound addressing, corrected the Tundra View Estates addressing and several others while Gary Greenberg was here. The map will be finalized and distributed June 16. This will be the official map until the next update.

Permitting:

- Encroachment permit: being considered by the Planning Commission for the utilities to be installed to Tract D above.
- Floodplain Permits: Planning Commission is taking up a Variance to construct in the velocity zone of the floodplain at its May 21, 2014, meeting.
- Land Use Permits: Delta Western containment facility; and Courthouse.

*Our Vision. By 2015 to have an infrastructure that supports a sustainable, diversified and growing economy. * We will take a leadership role and partner with others to achieve economic development and other common goals. * We will develop a high quality City workforce to serve the community. * We will promote excellence in education.*

Projects:

- Landfill: City has ceased burning due to the hot, dry conditions and a state issued burn ban. The City is encouraging citizens to sort their garbage and recycle, to reduce the amount of waste buried at the landfill.

Ordinances:

- Title 12 Encroachments: City Attorney is rewriting code
- Title 15 Floodplain Management: City Attorney is preparing a draft revision.
- Title 17 Subdivisions (placeholders)
 - Cul-de-sacs.
 - Access to adjacent parcels
 - Minimum Acreage: Planning Commission still working on minimum acreage code.
 - Replats: The Planning Commission working on language for this to be put in City code.
- Title 18 Land Use:
 - The Chapter 18 “Central Business District” is not the same as the “Business District” in Chapter 11.21.010. Recommend changing the title of Chapter 11 “Business District” to “ATV use in the Downtown Area,” instead of the “Business District” as represented on the map in Chapter 11.
 -

Port Land Exchange: I’m to come up with estimated values of comparable areas to be traded so that the city attorney can draw up an exchange agreement basically bringing all parties to the table and signing a document of intention to carry out the exchange.

Public Complaints:

- Squaw Creek Road. Did some historical research. In 1988 ADOT recognized that Squaw Creek Road “was a mess.” Lyle Larson was the City Manager; Leon Braswell was Mayor, and Gary Hennigh was the Planning Director.

*Our Vision. By 2015 to have an infrastructure that supports a sustainable, diversified and growing economy. * We will take a leadership role and partner with others to achieve economic development and other common goals. * We will develop a high quality City workforce to serve the community. * We will promote excellence in education.*

RESOLUTION 2014-09
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving Containment Dike in Velocity Zone

WHEREAS, DMC 15.04.064 requires all new construction within zones V1-30 on the Flood Insurance Rate Map be located landward of the reach of mean high tide (18.355 feet); and

WHEREAS, the lowest member of the fuel containment dike extension is 16.98 feet; and

WHEREAS, notice of the required public hearing was posted in at N&N Market, at AC Company Store, at the U.S. Post Office, at City Hall, and on the City website; and

WHEREAS, all neighboring landowners were also notified by mail of the April 16 public hearing; and

WHEREAS, the Dillingham Planning Commission did hold a public hearing on the variance April 16, 2014, and

Whereas, the proposed extension of the fuel containment dike is required by the Alaska Department of Environmental Conservation to contain fuel spills at the Delta Western Tank Farm; and

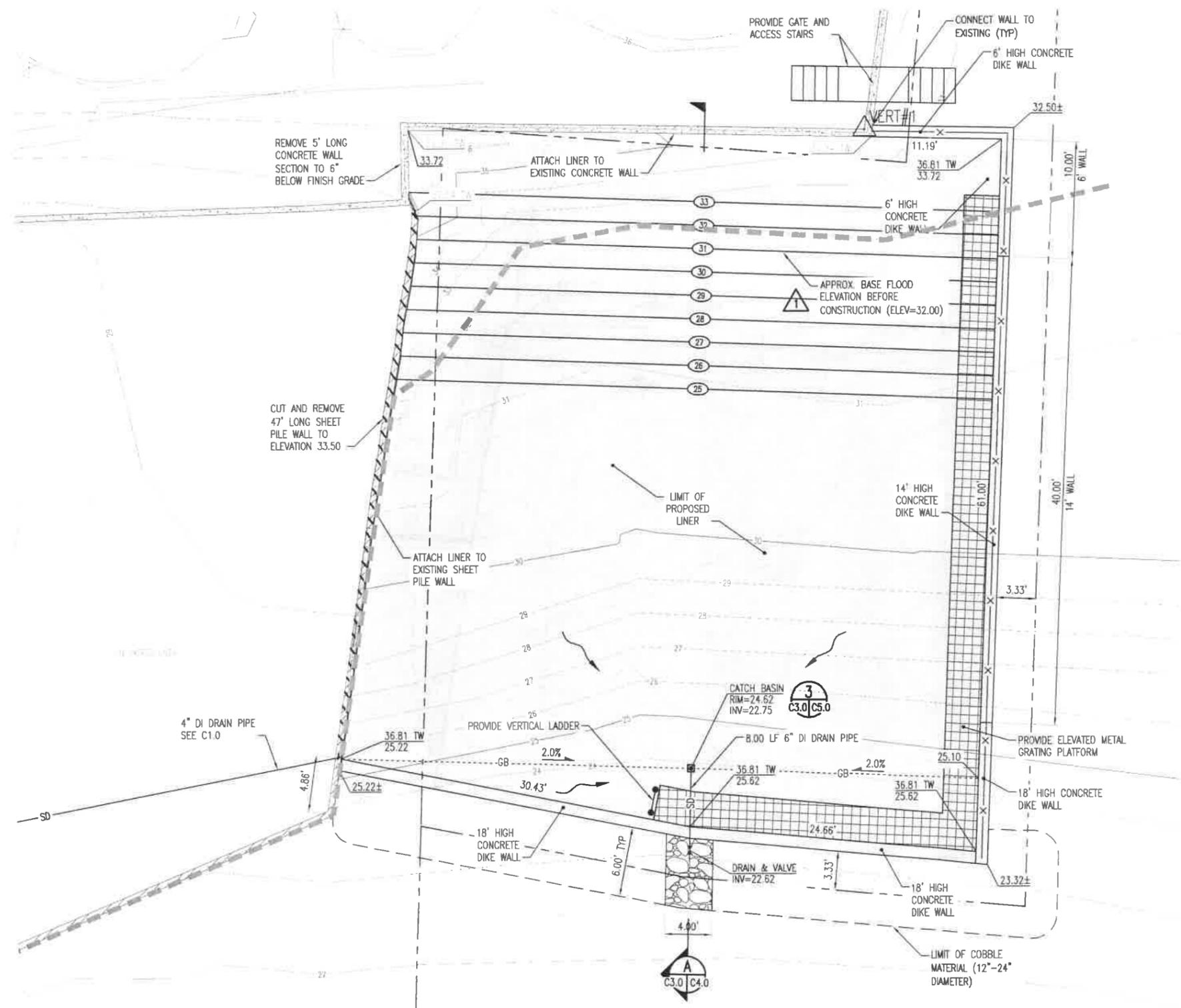
WHEREAS, the extension of the dike presents no additional dangers to life and property due to increased flood heights; and

WHEREAS, the structure will be constructed in conformance with DMC 15.04.050 flood protection requirements.

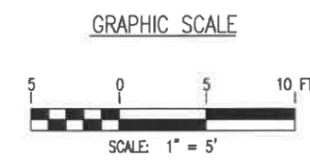
THEREFORE, the Planning Commission approves the Variance to DMC 15.04.064 to allow extension of the Delta Western fuel containment dike extension in the Velocity Zone.

ADOPTED by the Dillingham Planning Commission May 21, 2014.

Julianne E. Baltar, Presiding Officer	Jody Seitz, Recorder
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SITE PLAN
SCALE: 1" = 5'



DELTA WESTERN, INC.
DILLINGHAM TANK FARM
SECONDARY CONTAINMENT UPGRADE

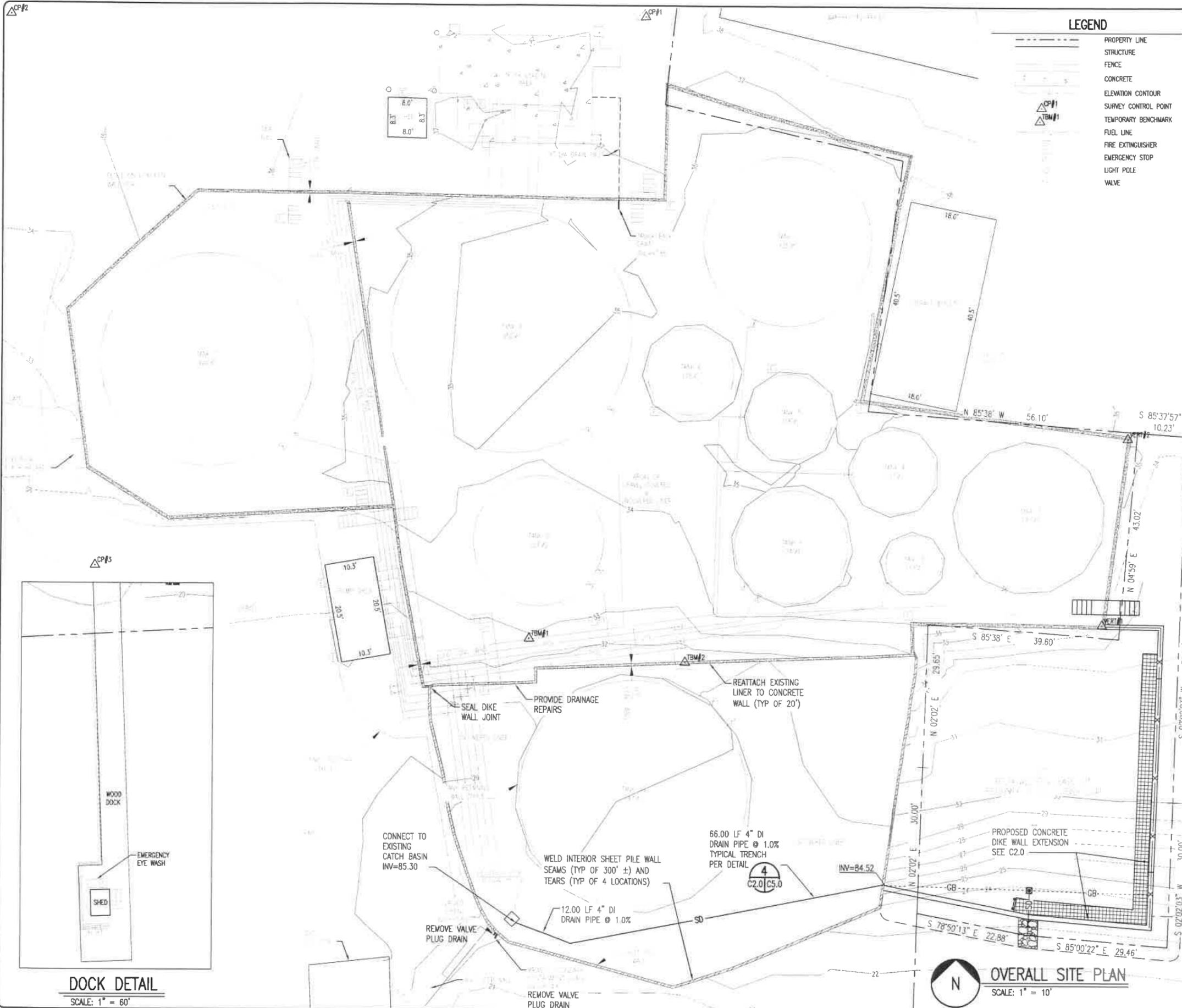
309 MAIN STREET, DILLINGHAM, ALASKA

REV	DATE	DESCRIPTION
1	4/4 2014	BASE FLOOD ELEVATION

DESIGN: NJH	SEAL
DRAWN: DxD	NOT FOR CONSTRUCTION
CHKD:	
APRVD:	
SCALE:	

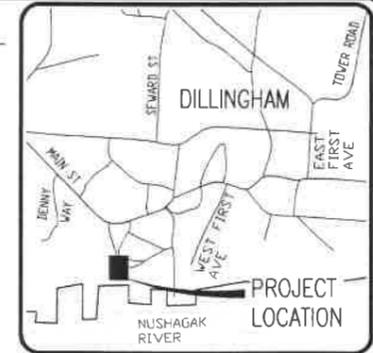
ENTERPRISE ENGINEERING, INC.
2525 GAMBELL STREET SUITE 200
ANCHORAGE, AK 99503
TEL (907) 563-3835 FAX (907) 563-3817

DRAWING TITLE		
SITE PLAN		
DWG NO:	DATE	
C3.0	3/6/14	
PN:	GRID:	SHEET
7964		3 OF 5



LEGEND

- PROPERTY LINE
- STRUCTURE
- FENCE
- CONCRETE
- ELEVATION CONTOUR
- SURVEY CONTROL POINT
- TEMPORARY BENCHMARK
- FUEL LINE
- FIRE EXTINGUISHER
- EMERGENCY STOP
- LIGHT POLE
- VALVE



VICINITY MAP
SCALE: NTS

LEGAL DESCRIPTION

LEGAL: PORTION OF USS #1920, 1921, AND 2823.
LOCATED WITHIN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 55 WEST, SEWARD MERIDIAN, ALASKA
AREA: 1.81± ACRES

DESIGN DATA

SECONDARY CONTAINMENT VOLUME IS PROVIDED BY A COMBINATION OF THE EXISTING AND PROPOSED LINED SECONDARY CONTAINMENT AREAS, IN ACCORDANCE WITH ADEC REQUIREMENTS.

SECONDARY CONT.	VOLUME
REQUIRED:	78,487 CF (13,991 BBL)
EXISTING:	49,990 CF (8,910 BBL)
PROPOSED EXTENSION:	29,166 CF (5,199 BBL)
EXCESS:	669 CF (119 BBL)

LOCAL SURVEY DATUM NOTES

TOPOGRAPHIC SURVEY PROVIDED BY SENTEC SURVEYING, INC. IN OCTOBER 2012.
LOCAL VERTICAL SURVEY INFORMATION PROVIDED BY SOUTHWEST ALASKA SURVEYING (JOHN O'CONNOR) IN MARCH 2014.

VERTICAL CONTROL
LOCAL DATUM ELEVATIONS ARE BASED ON THE ARMY CORPS OF ENGINEERS CONTROL POINT #905=33.67' (MONUMENT LOCATED ON THE NORTH EASTERN EDGE OF THE CITY OF DILLINGHAM T-DOCK)

TBM#1 = 32.90' (CHISEL 'X' IN CONCRETE VSM)
TBM#2 = 32.33' (CHISEL 'X' IN CONCRETE WALL)

**DELTA WESTERN, INC.
DILLINGHAM TANK FARM
SECONDARY CONTAINMENT UPGRADE**

309 MAIN STREET, DILLINGHAM, ALASKA

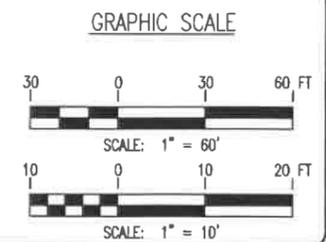
REV	DATE	DESCRIPTION

DESIGN: NJH	SEAL
DRAWN: DxD	NOT FOR CONSTRUCTION
CHKD:	
APRVD:	
SCALE:	

ENTERPRISE ENGINEERING, INC.
5 DEPOU STREET SUITE 23 FREETPORT, ME 04032 TEL (207) 869-8006 FAX (207) 869-8015
2525 DANIELL STREET SUITE 200 ANCHORAGE, AK 99503 TEL (907) 563-3835 FAX (907) 563-3817

DRAWING TITLE
OVERALL SITE PLAN

DWG NO. C2.0	DATE 3/6/14
PN: 7964	GRID: SHEET 2 OF 5



OVERALL SITE PLAN
SCALE: 1" = 10'

DOCK DETAIL
SCALE: 1" = 60'

RESOLUTION 2014-10
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Approving a Long Term Encroachment Permit for Utilities to serve the new Courthouse

WHEREAS, an encroachment is considered as any object above ground or below belong to a private owner other than the municipality which has been or caused to be constructed or located within streets, public rights of way or other property dedicated to a public use; and

WHEREAS, Nushagak Cooperatives wishes to install utilities to serve Tract D of Mission Subdivision; and

WHEREAS, there is a utility easement on the existing public right-of-way; and on Emperor Way South, an easement which mostly overlays the existing public right of way; and

WHEREAS, the provision of utilities to the lot is a long term encroachment in the public right of way; and

WHEREAS, it is in the public interest to provide these utilities for the construction of the proposed new courthouse by Choggiung limited;

THEREFORE, the Planning Commission approves the long term encroachment permit for utilities to service Tract D of Mission Subdivision with the following conditions:

1. That prior to starting work, 48 hour notice of the installation be provided to the City administration, Public Works and Public Safety Departments.
2. That one form of location information of the installations, whether GPS coordinates, or an as-built, be provided to the City.
3. That the road be returned to its original compaction and condition or better.

ADOPTED by the Dillingham Planning Commission May 21, 2014.

Julianne E. Baltar, Presiding Officer		Jody Seitz, Recorder
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Encroachment Permit Application
City of Dillingham
PO Box 889, Dillingham, Alaska 99576

Application received: 05/09/14 Fee Paid \$: 75 A.O.# 2014-98

Applicant Name: Nushagak Cooperative
Phone Number: 842-5251
Owner's Name: Nuahagak Cooperative
Mailing Address: Box 350
City, State, Zip Code: Dillingham, Alaska 99576
Phone Number: 842-5251 Fax: 842-2709
Email: wchaney@nushagak.coop
Property Location/Description: Mission subdivision, Tract D

Basis for encroachment permit request: Install power and comm. utilities along NE side of Emperor Way onto Tract D

Other special conditions: On lot septic hasn't been defined as of yet, may affect layout of utilities on lot

Short Term Permit Long Term Permit Period requested: from 05/09/14 to 05/09/14

Provide all requested information above and attach appropriate as-built survey. You must include the \$75.00 non-refundable encroachment permit fee with your application to be processed.
Information included in this permit application is, to the best of my knowledge, true and complete. I acknowledge and will comply with the requirements set forth by this encroachment permit. I acknowledge that this permit does not grant approval to any other federal, state, or city permits that may be required.

Applicant's signature: *William Chaney* Date: 5-9-14

Landowner's signature: *Eric Sloan* Date: 5-9-14

To Be Completed By City:

City Manager	Date
Planning Director	Date

April 24, 2014



Rick Tennyson
Choggiung Limited
P.O. Box 330
Dillingham, Alaska 99576

SUBJECT: LUP2014-03 Land Use Permit for Courthouse

Dear Mr. Tennyson:

Thank-you for the opportunity to review the site plan for the state courthouse project. This letter conveying Land Use Permit LUP2014-03 to Choggiung, Limited, for construction of the State Courthouse on Tract D of the Mission Subdivision, authorizes you to begin construction.

The site plan of the project complies with Title 18 of the Dillingham Municipal Code. The Land use District is the General District with setbacks of 15 feet in the front of the building and 5 feet from the sides and rear lot lines.

The maximum seating capacity of the building is 102 seats. DMC 18.36.070 requires minimum of 1 parking spot for every four seats in the building, or 26 spaces (DMC 18.36.0200). The attached design has 71. The drive lanes are 24 feet, where the required distance is 20 feet. The parking spaces are also 2 feet longer than required by the code.

DMC 18.36.060 deals with design of the land use. Section D requires that "all off-street parking spaces and loading facilities, including interior access lanes, shall be paved or surfaced with at least two inches of compacted gravel and graded and drained."

Section E.1. deals with driveways that cross public rights of way. The driveway that exits Tract D and crosses the unconstructed street named Grief Street, a city right-of-way, to connect to Emperor Way South, a dedicated public access easement. The driveway is considered an approved encroachment under DMC chapter 12.08 per DMC 18.36.060 E.

DMC 18.36.060 E.2. regulates driveway construction. It says driveways or interior access lanes shall be designed to provide for drainage, which can be done by providing

culverts, bridges or other structures, if approved by the Public Works Director. Culverts are required to be at least 18' in diameter. Please cc me when you contact Public Works if you decide to install culverts or other structures.

On a separate matter, Emperor Way South appears to have been created by metes and bounds, without platting its location on the lots in Mission Subdivision. The recorded right-of-way overlays other dedicated rights-of-way and property. Some issues arise from this:

- Choggiung property is unnecessarily tied up in dedicated public rights-of-way.
- The overlapping rights of way create uncertainty for public utilities trying to plan long term installations.
- Finally, plats are preferred for legal descriptions over metes and bounds descriptions.

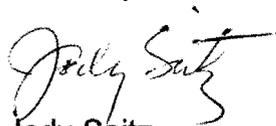
The City has not resolved all right-of-way issues related to the Mission Subdivision and the Emperor Way and does not warranty landownership. Based on the surveyor's recommendation it is appropriate and would be in the best interest of Choggiung to replat Mission Subdivision.

However, this is just a suggestion.

Finally, the City requires both Planning Commission and Council approval (DMC 12.08.020) for long term encroachments such as installing pole lines and power to the lot from a dedicated public right of way or other property dedicated to a public use. I'll send you and Nushagak the forms so that we can get started with this.

Best wishes with the new courthouse project.

Sincerely,



Jody Seitz

Director of Planning and Grants

cc: Gary Gordon, Courthouse Project Manager; Rose Loera, City Manager, Thomas Berendt, Nushagak Cooperatives, Patrick Munson, City Attorney



LAND USE PERMIT

No. 2014-03

FOR CONSTRUCTION

ISSUED TO: Rick Tennyson

ADDRESS: P.O. Box 330

Dillingham, Alaska 99576

PROJECT ADDRESS: Tract D, Emperor Way South

Dillingham, AK 99576

PURPOSE: Construct new state courthouse.

ISSUED BY: _____


Jody Seitz, Planning Director,
City of Dillingham Planning Department



Land Use Permit Application
 City of Dillingham
 PO Box 889, Dillingham, Alaska 99576

Permit # 2014-03 Application received: 3/25/14
 \$25 Fee Paid: 3/25/14 Received by: _____

Note: A land use permit IS NOT the same thing as a building permit. The State Fire Marshal is the State Building Official and issues building permits. Building plans must be reviewed by the Plan Review Bureau before a building permit can be issued.

Part One: To Be Completed By Applicant

- Applicant: Choggiung Investment Corp Phone: 907-842-5218
- Mailing Address: PO Box 330
- Property Owner: Choggiung Investment Corp Phone: _____
- Mailing Address: _____
- Legal description of property: _____
- Street address of property: Tract D mission subdivision
- Proposed development: Alaska Court house
 - Construct new building
 - Change primary use of existing building
 - Substantial improvement (renovation) to building
 - Move a building onto the property
 - Addition to existing building
 - Construct a fence only
 - Construct a driveway only

8. Describe the proposed use(s): Alaska court house hosting two superior court rooms

- If residential, total number of dwelling units _____ If non-residential, total building square feet 2437
- Has a land use permit been approved for this property within the last two years: Y N
- Please draw plot plan on Attachment A

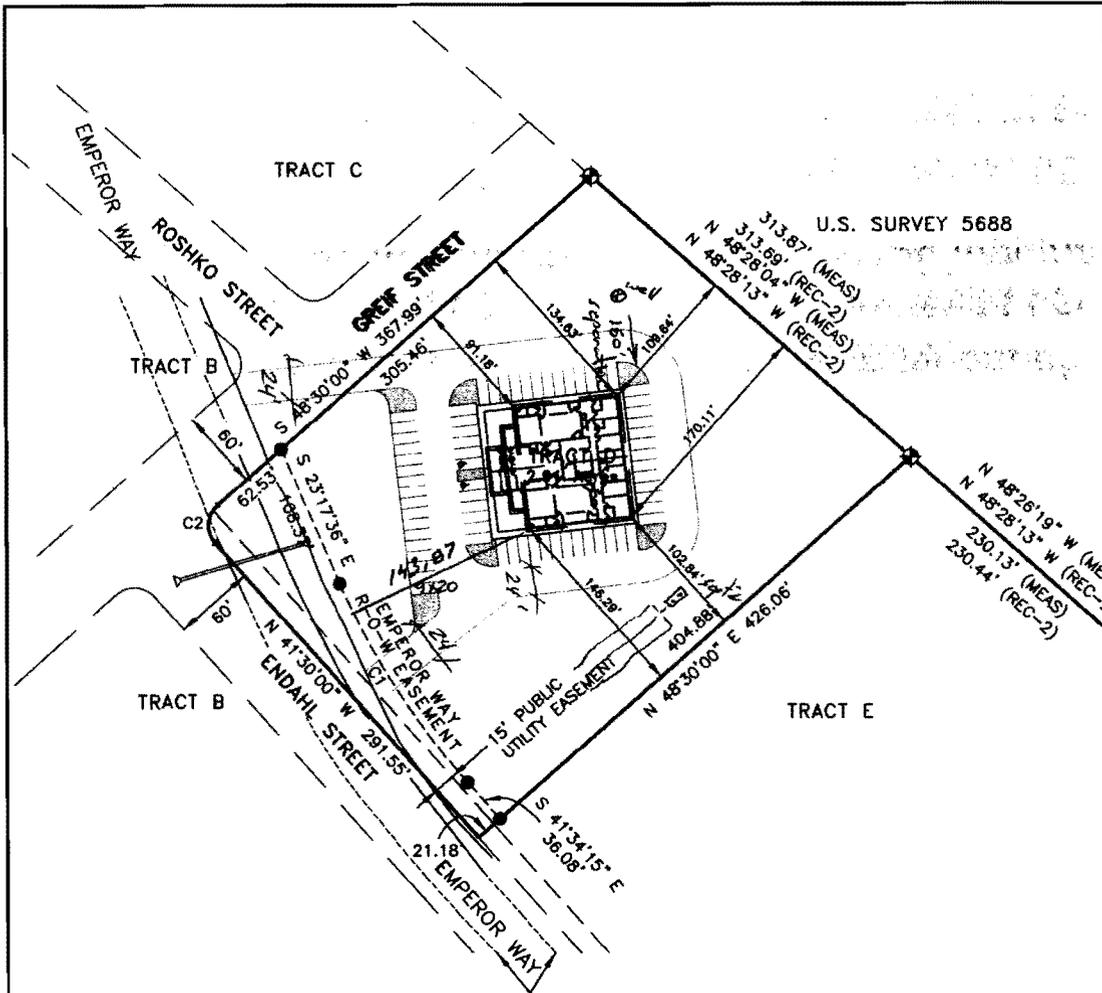
12. Information included in this permit application is, to the best of my knowledge, true and complete. I acknowledge and will comply with the requirements set forth by this land use permit. I acknowledge that this permit does not grant approval to any other federal, state, or city permits that may be required. I acknowledge that the City has provided me with information on other permits that may be required.

Applicant's signature: [Signature] Date: 3-28-14
 Landowner's signature: [Signature] Date: 3-28-14

Part Two: To Be Completed By City:

13. Land Use District <u>General</u>	14. Front Yard Req. <u>15</u>
15. Side Yard Req. <u>5</u>	16. Rear Yard Req. <u>5</u>
17. Flood Zone <u>No</u>	18. Floodplain Permit Required <u>NO</u>
19. Parking Spaces Required	
20. City Action of Permit <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Incomplete, return to applicant	
21. If permit was denied or returned, reason: <u>Alaska court house hosting two superior cour</u>	
22. Permit processed by: <u>[Signature]</u>	Date: <u>4/24/14</u>

***The Planning Department typically reviews land use permit applications, depending on the complexity of the proposed land use, within 10 working days from date of fees paid. Please do not make proposed improvement until you are in receipt of an approved land use permit.



EXIST. EMPEROR WAY
GRAVEL SHOULDER



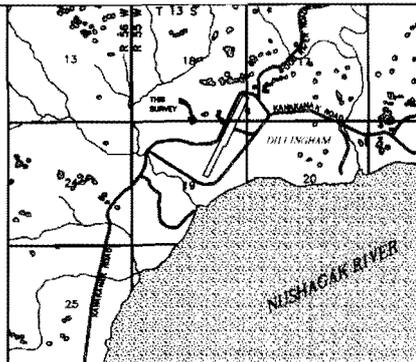
EDGE
SURVEY AND DESIGN, LLC

12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

**BUILDING TO LOT LINE DIMENSIONS
TRACT D, MISSION SUBDIVISION**

DRAWN BY: RS	DATE: 4-22-14	FIELD BOOK: N/A
CHECKED BY: TW	SCALE: 1"=100'	SHEET: 1 OF 1

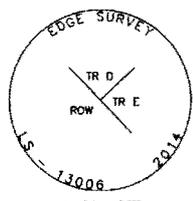
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.45'	550.00'	18°16'38"	S 32°28'00" E	174.71'
C2	31.42'	20.00'	90°00'00"	N 03°30'00" E	28.28'



VICINITY MAP
SCALE 1" = 1 MILE
U.S.G.S. QUADRANGLE DILLINGHAM A-7 1

LEGEND

- ✦ FND. 3-1/4" BLM BC MON
- ⊕ FOUND 1-1/2" ALCAP ON 5/8" x 30" REBAR
- SET 2" ALCAP ON 5/8" x 30" REBAR
- BBRD BRISTOL BAY RECORDING DISTRICT
- (MEAS) MEASURED DATA
- (REC-1) RECORD DATA PER LOT 5, U.S. SURVEY 3699
- (REC-2) RECORD DATA PER PLAT 81-8
- (C) CALCULATED DATA



TYPICAL SET ALUMINUM CAP APPROPRIATELY MARKED

2014-4

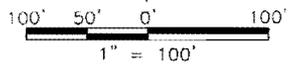
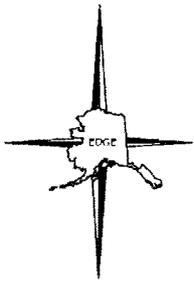
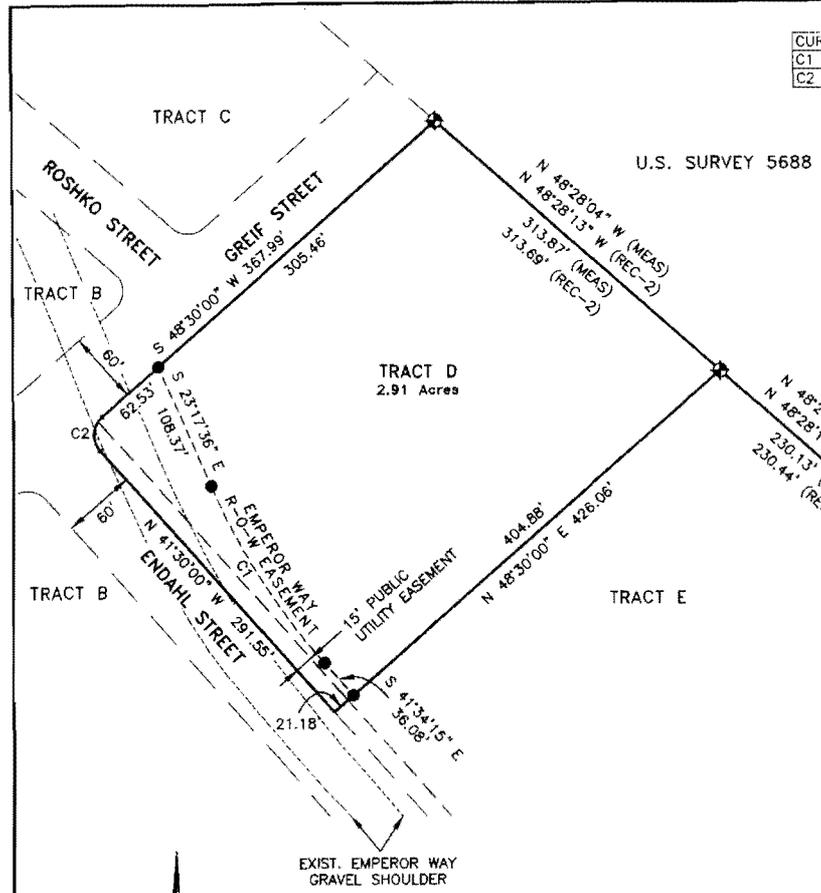
Plat #	Bristol Bay
Rec Dist	
Date	4-11-2014
Time	2:44 PM

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 4/11/14 REGISTRATION No. 13006

[Signature]
RYAN E. SORENSEN



NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.11
2. RECORD INFORMATION FOR THE EMPEROR WAY RIGHT-OF-WAY EASEMENT WAS TAKEN FROM BOOK 42, PAGES 755-758, BBRD. THE BASIS OF BEARINGS DEPICTED ON THESE DOCUMENTS VARY FROM PLAT 81-8, BBRD.
3. MONUMENTS SET THIS SURVEY WERE NOT SET AT THE ACTUAL CORNERS AS THEY HAVE BEEN DISTURB IF SET IN THE EXISTING GRAVEL ROAD. MONUMENTS WERE SET AT THE EDGE OF SAID EMPEROR WAY RIGHT-OF-WAY EASEMENT.

EDGE SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

RECORD OF SURVEY
TRACT D, MISSION SUBDIVISION PLAT 81-8
LOCATED WITHIN SECTIONS 18 AND 19, T. 18.55N., S.M., ALASKA IN THE BRISTOL BAY RECORD DISTRICT

DRAWN BY: RS	DATE: 4-10-14	FIELD BOOK: 14-01
CHECKED BY: TW	SCALE: 1" = 100'	SHEET: 1 OF 1

RESOLUTION 2014-11
A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

Recommending the annual update of the Six Year Capital Improvement Program 2015-2020 to the Dillingham City Council

WHEREAS, the Dillingham Municipal Code 2.68.160 (A)(5) requires that the Planning Commission conduct an annual update of the City's six year capital improvement projects plan; and

WHEREAS, the Planning Commission is updating the plan as the Municipal Code requires, during the spring budget process; and

WHEREAS, the six year plan was the result of an extensive public process in the fall of 2012 and the 2014 process also followed a public process with three weeks' publicized solicitation for community nominations; advertisements in the Bristol Bay Times and on the City website; and posters at several downtown locations; and,

WHEREAS, at a publicly advertised meeting April 29 the Project Review Committee met to hear new project nominations, evaluate and score the projects; and

WHEREAS, all projects were scored with regard to 16 criteria; and

WHEREAS, this Six Year Plan will provide the basis for the FY16 legislative requests as well as future updates of the City's capital needs; and

WHEREAS, the Planning Commission has reviewed the proposed Six Year Capital Improvement Plan for 2015-2020;

THEREFORE, the Dillingham Planning Commission recommends the attached Six Year Capital Improvement Plan for 2015-2020 to the Dillingham City Council for approval.

ADOPTED by the Dillingham Planning Commission May 21, 2014.

Julianne E. Baltar, Presiding Officer		Jody Seitz, Recorder
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City of Dillingham 2014-2019 Capital Improvement Plan - DRAFT

PROJECT		Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020
A. EQUIPMENT REPLACEMENT								first priority		second priority		third priority	
	Snowblower attachments	checking on costs		\$30,000		purchased FY14	1	X	X				
	Case 580 Super N Extindahoe Backhoe	last year's model	\$98,362	\$98,362		purchase in FY16	1	X	X				
	F350 Shop Truck	check into cost		\$73,000		Purchase in FY16	1	X	X				
	Low Boy Trailer - Used	checking on costs for heavier piece		\$45,000 - \$100,000		Purchase in FY16	1	X	X				
	Manitowoc Crane	new purchase for Port		\$1,500,000		estimated 1-2 million	1	X	X				
	Emergency Response Boat	for SAR in Nushagak District		\$85,000			1	X	X				
B. EROSION/PORT/HARBOR													
	All-Tide Dock Protective Dolphins	install 4 large dolphins to protect the dock	\$0	\$1,350,000			1	X	X				
	USACOE Harbor Revetments and Breakwater/Emergency Bank Stabilization*	rock revetments east and west of harbor mouth + breakwater on west side	\$0	\$21,500,000	\$7,525,000	potential 35% match	1	X	X	X	X	X	X
	Interior Harbor Bulkheads	Planning and Design	\$0	\$8,184,000	\$4,092,000	BESC \$6,000,000 per 1100 ft Bulkhead	2					X	X
	Harbor Float Replacement		\$0	\$90,000		ROM DH design 7,500, floats 82,500	1	X	X				

City of Dillingham 2014-2019 Capital Improvement Plan - DRAFT

PROJECT		Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020
	Snag Point Bulkhead, Outfall and Interior Harbor Protection	1000 yds of rock per year	\$0	\$1,200,000		\$153,900 SWAK bid to install walers;	1	X	X	X	X	X	X
C. FACILITIES													
	Alternate E911 Operations Center	updates equipment and provides complete redundancy in the system		\$445,000			1	X	X				
	Hockey Rink Roof Planning and Design	Install Roof	\$20,000	unknown		Need Design	1					X	X
	City Facilities Energy Updates and ADA Compliance (Library and City Hall)	Design and Engineering Estimate		\$200,000			3					X	X
	Replace City Hall Carpets			\$30,252		estimate by Dagen Nelson	3					X	X
	Evergreen Cemetery	Interior access roads and plot alignment	\$0	\$125,000		ROM estimate by staff	1	X	X				
	Fire Hall and Public Safety Building	Replace Fire and Public Safety Buildings		\$20,000,000	\$5,250,000	2014 estimate	1	X	X				
	Public Works Heated Compound Storage Building and Fence		\$0	\$487,000		Need better estimate	1	X	X				
	Phased Senior Center Upgrades	Replace siding, roof, windows, doors, new entry, sitework, ventilation & heating systems	\$0	\$1,829,673	\$548,902	2007 Bezek, Durst, Seizer estimate adjusted by 39% for inflation	1			X	X	X	X
	Territorial School Renovation	foundation, sprinkler system	\$0	\$1,800,000	\$	2013 Engineer Estimate	2			X	X	X	X
D. LANDFILL													
	Landfill Phase II	update plan for landfill	\$1,900,000	\$2,210,000		ACWLF,ADEC MMG	1	X	X				

City of Dillingham 2014-2019 Capital Improvement Plan - DRAFT

PROJECT		Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020
E. ROADS													
	Nerka Road Rehabilitation	65% design	\$1,000,000	\$3,000,000	\$0	BIA IRR funding	3					X	X
	Squaw Creek Road	build road to City standards		unknown		no road access	?						
	Additional ADOT Downtown Street Road Rehabilitation	rehabilitate Seward St. and D St in front of P.O. to Lil Larry Rd		\$500,000		with ADOT DTS project	1	X	X				
F. WATER/SEWER													
	Downtown Sewer Expansion (Old Airport Sewer Line)	sewer line in E or F streets		\$1,069,000		BESC 2003 WSMP adjusted for inflation	3					X	X
	Harbor Water and Sewer Line	900 lineal ft. of water and sewer line + lift station		\$1,062,600		2012 Staff ROM	3					X	X
	Lift Station Upgrades	upgrade stations	\$100,000	\$1,500,000		2012 Staff ROM & BESC report	2			X	X	X	X
	Wastewater Treatment Plant Upgrades	build septage disposal facility, examine aeration system for maintenance	\$2,280,000	\$4,971,000		2013 facility plan	1	X	X				
	Water and Sewer Master Plan Phases 1.3 and 1.4 (New Water Source)	locate water source, build WTP, storage, connect water to existing system	\$5,538,983	\$7,829,118	\$1,834,661	2003 WSMP	1	X	X	X	X	X	X
GRAND TOTAL			\$10,937,345	\$81,169,005									
G. PROPOSED FACILITIES (more than 6 years out)													
	Fish Processing Plant			\$7,924,000									
	Harvey Samuelsen Community Cultural Center			\$10,444,752		Project Budget 5/15/09							

City of Dillingham 2014-2019 Capital Improvement Plan - DRAFT

PROJECT		Description	Existing Funding	Funding Need	typical match cost	Comment	Priority	2015	2016	2017	2018	2019	2020	
	Nerka Roads		\$1,000,000	\$3,000,000										
	Kanakanak Beach Parking Lot with CTC	city land												
	Safe Sewer Line													
H. PROPOSED SERVICES														
1	Coordinated Transportation plan													
	* USACOE Emergency Bank Stabilization Project at Harbor Entrance to protect dredge spoils facility and interior harbor													
	Table includes City of Dillingham projects and those funded primarily by another entity but which require City matching funds. Does not include projects funded by other entities.													