



## PLANNING COMMISSION

Wednesday, April 10, 2024 at 5:30 PM

### AGENDA

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.*

#### MEETING INFORMATION

**PLANNING COMMISSION SPECIAL MEETING CITY HALL COUNCIL CHAMBERS / 5:30 p.m.** *Limited Seating Available* 141 Main Street, Dillingham, AK 99576 (907) 842-5212 This meeting will also be available at the following online location:

<https://us02web.zoom.us/j/84390811604?pwd=TIZueHI5U0VQazVJaWFWQWJpN01SZz09>

Meeting ID: 843 9081 1604 participant #, passcode: 275251 Or dial (346) 248-7799, or (669) 900-6833

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF MINUTES

- [1.](#) Approval of February 7, 2024 Regular Meeting Minutes

#### APPROVAL OF AGENDA

#### COMMUNICATIONS

##### Communications to the planning commission

- [2.](#) Monthly Report for March 2024

##### Planner's report

##### Citizen's comments on items not on the agenda

#### PUBLIC HEARINGS

- [3.](#) Final Plats are required to have a Public Hearing, Dillingham Municipal Code 17.11.020. No mylar will be signed until this is accepted by the Planning Commission by way of Resolution of the Planning Commission.
- [4.](#) A vacated property line can occur by way of a Vacation, as outlined in Dillingham Municipal Code 17.15 with a Public Hearing, any objections to this property line vacation can be made during this hearing. All objections will be heard by the Planning Commissioners prior to approving the vacation by way of resolution.

#### UNFINISHED BUSINESS

#### NEW BUSINESS

- [5.](#) A subdivision of property within Dillingham city limits must meet the platting procedures as outlined in Dillingham Municipal Code 17.07 and the Planning Commissioners are required to pass the Preliminary Plat by way of resolution.
- [6.](#) Once the Planning Commissioners have completed the Public Hearing, the resolution can be passed for the Final Plat of Eagle Point Subdivision.
- [7.](#) Once the Planning Commissioner have participated in a Public Hearing, a resolution can be passed for the vacation of the unwanted property line.

**COMMISSIONER COMMENTS****ADJOURNMENT**



## PLANNING COMMISSION REGULAR MEETING

Wednesday, February 07, 2024

141 Main Street, Dillingham, AK 99576 (907) 842-5212

The meeting was held at the City Council Chambers and was available by Zoom.

### MINUTES

**CALL TO ORDER:** Kaleb Westfall called the Planning Commission meeting to order at 5:34pm.

**ROLL CALL ATTENDANCE:** Kaleb Westfall, Michael Bennett, Susan Isaac, Bert Luckhurst, Gregg Marxmiller, Jennifer Everidge

Members Absent: Elizabeth Clark, excused

#### APPROVAL OF MINUTES:

**Motion:** Gregg Marxmiller moved to approve the minutes for January 17, 2024, regular Planning Commission with the amendment of Physics to Civics class on page 4. Kaleb Westfall second the motion.

**Voting:** Motion passed unanimously

#### APPROVAL OF AGENDA:

**Motion:** Commissioner Gregg Marxmiller moved to approve the agenda February 7, 2024, agenda, Seconded by Commissioner Michael Bennett.

**Voting:** Motion passed unanimously

**COMMUNICATIONS:** Kaleb Westfall recognized Kimberly Johnson, City Manager to speak to the Commissioners. Kimberly Johnson stated this was her Planning Commission meeting participation since being hired as the City Manager. Kimberly stated that she had served as a Planning Commissioner previously in the 80's and 90's and thanked the Planning Commissioners for their service to the City of Dillingham. Kimberly reminded the Commissioners of the Agnew-Beck Comprehensive Plan update and addressing housing is important, and stated that he city has three lots available for potential housing locations. Kimberly stated that her door is always open for Planning Commissioners and thanked the Planning Commission for allowing her to address them.

**Planner's report:** Patty Buholm states that her report is included in the packet. I am still working with Agnew-Beck's updated Comprehensive Plan; the research is projected to be completed in April 2024. Patty stated she has included the organizational chart that was updated by Kimberly Johnson, City Manager, and the City Council adopted during the City Council Regular Meeting held on February 1, 2024. Patty asked if any questions were on the Organizational Chart that they should be directed to

Kimberly Johnson while she was available for this meeting. Commissioner Kaleb Westfall mentioned the chart starts on page 20 and the only real difference is the Planning Director will have a Full-time Administrative Assistant 1 and so will the City Clerk, any questions. Patty Buholm stated she included this because it will affect the Planning Department a lot. Commissioner Susan Isaac's asked what do we compare this with? Patty Buholm, Planning Director mentions that the old one is listed first page 20, and the new chart starts on page 21-28. With this new chart you as commissioners will notice that I will oversee Administrative Assistant 1, Utility Foreman (Water/Wastewater) and Landfill Supervisor. This will spread out the Supervisors' workload more evenly within the City's Organizational chart. Gregg Marxmiller asked for clarification in the monthly report about a potential stop sign removals and which ones those will be. Patty stated that one stop sign had already been removed was across from Curt Armstrong's and additional stop signs were added by the Senior Center and a 4 way stop was added at the intersection in front of the Senior Center Apartments during previous road upgrades. The two stop signs that have been added are causing hazardous because of the sloping from N&N to L&M Supplies and L&M Supplies to N&N its too hard for vehicles to get a running start after stopping in the wintertime. The other is four ways stop up between Senior Housing and the old Church those two stop signs but, keep the other two for slowing down traffic. Gregg Marxmiller stated that he doesn't mind the stop signs by BBEDC, however would like to see the snow berms to be removed by BBEDC as it blocks visual traffic. Patty stated she would pass the concern onto Public Works Streets department to request the removal of the snow. Bert Luckhurst mentioned two stop signs in Nerka that appear to be oddly placed, Patty stated the project needs to be complete prior to considering the removal.

**PUBLIC HEARINGS-none**

**UNFINISHED BUSINESS-none**

**NEW BUSINESS- Updated version**

3. Resolution 2024-01: Relinquish and incorrect easement granted to the City of Dillingham for the A. Hurley and T. Mann property located within the City of Dillingham. A road easement will remain, however will be depicted by the correct plat, 97-15.

Michael Bennett moved to adopt resolution 2024-01, Gregg Marxmiller seconded the motion.

Gregg Marxmiller asked Mr. Chair my I request the Planning Director present anything if she needs and take comments from the landowners to speak on this issue. Kaleb Westfall agreed and asked Alannah if she would like to speak on the Resolution.

Alannah Hurley, I would like to thank the staff for getting this done and bringing it to the Planning Committee in a timely manner.

Kaleb Westfall asked Patty if she had anything to present with the resolution, but Patty said it straight forward and has been reviewed and revised with BBNA Land Management recommendations.

Gregg Marxmiller asked Alannah if this is something she wants to happen? Alannah said yes, I believe it's the easiest way to get the wanted subdivision of her property completed.

**Vote:** The motion passed unanimously

**COMMISSIONER COMMENTS**

**Susan Isaac:** The only thing I have is looks like we got grants from the Curyung Tribe for Harbor Floats, Fire Hall.

**Gregg Marxmiller:** Nothing and thanked (staff) for doing things correctly.

**Michael Bennett:** Thanks for the generous donation from Curyung Tribe for the Harbor Floats, Fire Hall and Playground.

**Bert Luckhurst:** I got nothing.

**Jennifer Evridge:** Thanks to Kimberly Johnson, City Manager for coming and supporting the Planning Commission and attending the meeting. Jennifer stated that she has submitted her resignation for the Planning Commission. Jennifer stated she believed it will benefit the City if she resigned and that she has actively been recruiting for her Seat. Jennifer encouraged the other Planning Commissioners to take the Mr. Mike Davis Juneau class, stating "Its eye opening with positive and negative." Jennifer stated "It has been an honor to work with you all and you all work so hard."

**Kaleb Westfall:** I am happy for the donation from the Curyung Tribe to help with the Harbor Floats, Fire Hall, and the playground. The property is getting freed up for the citizens to develop housing or what every they need to do and that is what we are here for and it's great to be doing that. Jennifer thank you for your time and if you need anything from us reach out and we will be here knocking It down.

**Patty Buholm** thanked Alannah for attending the meeting.

**ADJOURNED:** 5:55 P.M.

**Mayor**  
Alice Ruby

**Acting City Manager**  
Daniel Decker Sr.



**Dillingham City C**

Section . Item #2.

Bertram Luckhurst  
Michael Bennett  
Steven Carriere  
Curt Armstrong  
Kaleb Westfall

## MEMORANDUM

**Date:** April 3, 2024  
**To:** Daniel Decker Sr., Acting City Manager  
**From:** Patty Buholm, Planning Director  
**Subject:** April 3, 2024 Monthly Report

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### **Acknowledgements and Recognitions:**

Please welcome Darrell Tilden as the newest Water/Wastewater Operator.

The Planning Department would like to recognize a fellow community member and recent collaboration with Bristol Bay Native Association (BBNA) Kristina Andrew. Kristina recently was recognized by the Alaska Journal of Commerce as one of the **2024 Top Forty Under 40** in her role as the Economic Development Program Manager at BBNA. Congratulations Kristina and thank you for all of your assistance with projects within Dillingham and ensuring the Regions Comprehensive Economic Development Strategy (CEDS) has included Dillingham. The CEDS document and website helps with planned projects and potential partnering for like-minded community projects.

Thank you to Kimberly Johnson for her time as the Acting and full-time role as the City Manager, your dedication to improving the City Services and push for unified processes has made a positive impact in the Planning Department. Good luck on your new role as the Curyung Tribal Administrator and I look forward to continuing collaboration with the Curyung Tribe.

Thank you to Daniel Decker for accepting the Acting City Manager role after Kimberly Johnson's departure. Having an Acting City Manager that is familiar with the many projects and existing community needs in this role makes the transition easier to continue with forward movement.

### **Department Accomplishment and Opportunities:**

In February the City Council voted on and passed the new Organizational chart, which transfers the Landfill and Water/Wastewater into the Planning Department. I have been working with staff in each department on additional training opportunities and strengthening their respective departments. Staff at both the Landfill and Water/Wastewater have been open to this transition and are accepting of my leadership, I hope to fulfill each department's existing needs and work positively with all staff in each department. The Planning Department continues to organize and locate all the Planning Department records.

I was able to attend 3 training opportunities for the Planning Department:

1. March 26-29, 2024: Wastewater Collection and Lagoon Course. Darrell (Water/Wastewater Operator) and Triston Hansen (Public Works Operator) also attended this course. All 3 of us attended the course in full and are awaiting our test results for this course.
2. March 13-15, 2024: Alaska Native Claims Settlement Act (ANCSA) Workshop in Anchorage
  - a. This training workshop reviewed the ANCSA claim that was passed on December 18, 1971 by President Richard Nixon. The act has many aspects of how ANCSA relates to Native Allotment and Land Management surrounding restricted lands, including some of the unique and very specialized rules and regulations surrounding Land Conveyance to their respective Municipalities, as in the instance from Choggiung Ltd to the City of Dillingham.
3. February 27, 2024 – March 2, 2024: Managing Floodplain Development through the National Flood Insurance Program (NFIP).
  - a. This training was sponsored by FEMA Region 10 in Anchorage. This course was very beneficial for Managing the lands and permitting process within the Floodplain. I have yet to be able to take the Certified Floodplain Managers test at this time, however when time permits I do plan to sit for this exam.

**Projects – Progress and Public Impacts:** The Planning Department has been working diligently with landowners to assist with their needs. The Planning Commission Meeting scheduled for April 10, 2024 will consist of 3 Public Hearings for these individual landowner needs. I am still working with other businesses and private individuals on existing land issues. When these other land issues are ready to be shared, they will be scheduled with the Planning Commission to their appropriate “next steps” as they move through the appropriate code requirements.

The Planning Commission received a letter of resignation from Planning Commissioner Jennifer Evridge on February 7, 2024. If you know of anyone that is interested in filling Seat B on the Planning Commission, please have them send a letter of interest to the Mayor and/or the City Clerk. Please remember that the Mayor will appoint the Planning Commissioner once letters of interest have been received and acted upon.

Agnew::Beck will be submitting a Comprehensive Plan update before the April 10, 2024 Planning Commission meeting. I will share any new information as this comprehensive plan update was due to be completed by the end of April, 2024.

I have been communicating with Bristol Engineers and the DEC of Cell 3 Expansion and other items for Landfill compliance (location of fish waste bin). In communication with BBNC and Choggiung Limited, the city will be able to purchase the stripped overburden from the pit located closest to the landfill at a reduced rate of \$2.00/cubic yard. I still anticipate requesting a donation of gravel and/or materials that is offered through BBNC for region area projects, for the expansion of cell three at the Landfill. At this time, I have not been able to communicate with them due to many new duties in the Planning Department.

I have been in communication with the Curyung Tribe and Bristol Engineers on the Nerka Road Rehabilitation Project. At this time nothing has changed, and the project is still in winter shut down mode until favorable weather and construction can begin for the 2024

construction season. If you have any additional questions or concerns about this p  
please contact Isaac Pearson, Project Engineer at 907-743-9313.

The Lagoon Project is approaching a near start as well for the 2024 construction season. I have been in communication with the Project Engineers and the Project Manager in preparation of the project start, however no start date has been announced at this time. On March 8, 2024 Senator Lisa Murkowski’s office announced via press release that the City of Dillingham’s request for 4.72 million dollars had been passed through Congress. Currently the appropriation application has been assigned to the Interior Division to sort and release the funding for Landfill improvements. This funding may become available as soon as May 2024 or as late as August 2024. This funding application was submitted for the FY 2024, however due to the Speaker of the House, Nancy Pelosi, resigning and then stretch of time for her replacement to be named, caused a delay in the processing of the FY24 appropriations; therefore, the timing of this funding is uncertain as we are already months beyond the average time of releasing funding.

**Upcoming Calendar Items:**

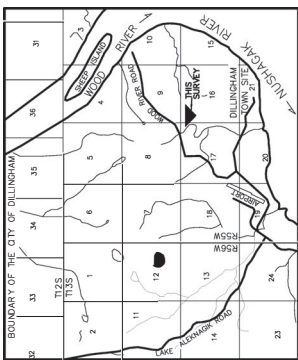
Training will continue to occur for the Landfill, Water/Wastewater, and Planning staff. As these training courses are identified and scheduled for their respective departments, I will relay that information. Currently all 3 departments (Landfill, Planning, and Water/Wastewater) need to either test for or participate in some sort of training to become more effective, compliant, and efficient in their roles within the department.

A new sign will be placed prior to A Street from Central Ave stating “END CITY MAINTENANCE” will be posted upon receiving in Dillingham. A platted but undeveloped road was constructed by a private citizen without proper guidance or engineered plans. The process for a Land Use Permit was not followed and had caused confusion among previous staff. I am working with others to find potential corrections to this issue.

**Public Feedback:** The Planning Department has received several communications from landowners who have expressed their thanks for assisting with their land issues and concerns.

**List of Attachments:** none





**VICINITY MAP**  
 U.S.G.S. QUADRANGLE DILLINGHAM (4-7) 1952  
 SCALE 1"=1 MILE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 THE CITY OF DILLINGHAM, ALASKA, HAS RECEIVED FROM THE APPLICANT THE FOLLOWING PROPERTY AND HAS APPROVED THE SAME FOR PUBLIC USES AND FOR PUBLIC UTILITIES. THE APPLICANT HAS AGREED TO MAINTAIN THE PROPERTY IN GOOD CONDITION AND TO REPAIR AND MAINTAIN THE PROPERTY AS NECESSARY FOR THE PUBLIC USES AND FOR PUBLIC UTILITIES. THE CITY OF DILLINGHAM, ALASKA, HAS THE HONOR OF ACCEPTING THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT.

**NOTARY'S ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**ACCEPTANCE OF DEDICATION**  
 THE CITY OF DILLINGHAM, ALASKA, HAS RECEIVED FROM THE APPLICANT THE FOLLOWING PROPERTY AND HAS APPROVED THE SAME FOR PUBLIC USES AND FOR PUBLIC UTILITIES. THE APPLICANT HAS AGREED TO MAINTAIN THE PROPERTY IN GOOD CONDITION AND TO REPAIR AND MAINTAIN THE PROPERTY AS NECESSARY FOR THE PUBLIC USES AND FOR PUBLIC UTILITIES. THE CITY OF DILLINGHAM, ALASKA, HAS THE HONOR OF ACCEPTING THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT.

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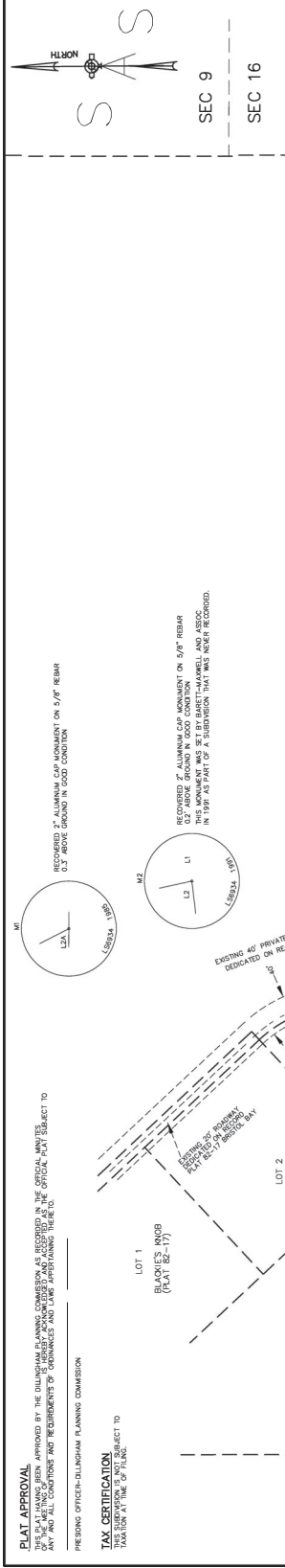
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**LOT 1**  
 15.09 ACRES

**LOT 2**  
 6.93 ACRES

**TEMPORARY PRIVATE ACCESS EASEMENT**  
 BEAR VIEW SUBD.  
 PLAT 2013-5

**SECTION 16**

**SECTION 17**

**SECTION 18**

**SECTION 19**

**SECTION 20**

**SECTION 21**

**SECTION 22**

**SECTION 23**

**SECTION 24**

**SECTION 25**

**SECTION 26**

**SECTION 27**

**SECTION 28**

**SECTION 29**

**SECTION 30**

**SECTION 31**

**SECTION 32**

**SECTION 33**

**SECTION 34**

**SECTION 35**

**PLAT APPROVAL**  
 THE PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF SAID PLANNING COMMISSION AND THE CITY OF DILLINGHAM, ALASKA, HAS THE HONOR OF ACCEPTING THE SAME FOR PUBLIC USES AND FOR PUBLIC UTILITIES.

**TAX CERTIFICATION**  
 TAXATION AT THE TIME OF RECORDING

**PREPARING OFFICER-DILLINGHAM PLANNING COMMISSION**

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**SURVEYOR'S CERTIFICATE**  
 I, JOHN A. GIVERSION, SURVEYOR DO HEREBY CERTIFY THAT I AM A duly licensed and qualified surveyor in the State of Alaska and that I have personally supervised the survey shown on this plat and that the same is correct and that all dimensions and other details are as shown thereon.  
 JOHN A. GIVERSION  
 DATE: 12/13/2023

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
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 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS**  
 ALASKA REGION  
 REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY'S ACKNOWLEDGMENT  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 FOR \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

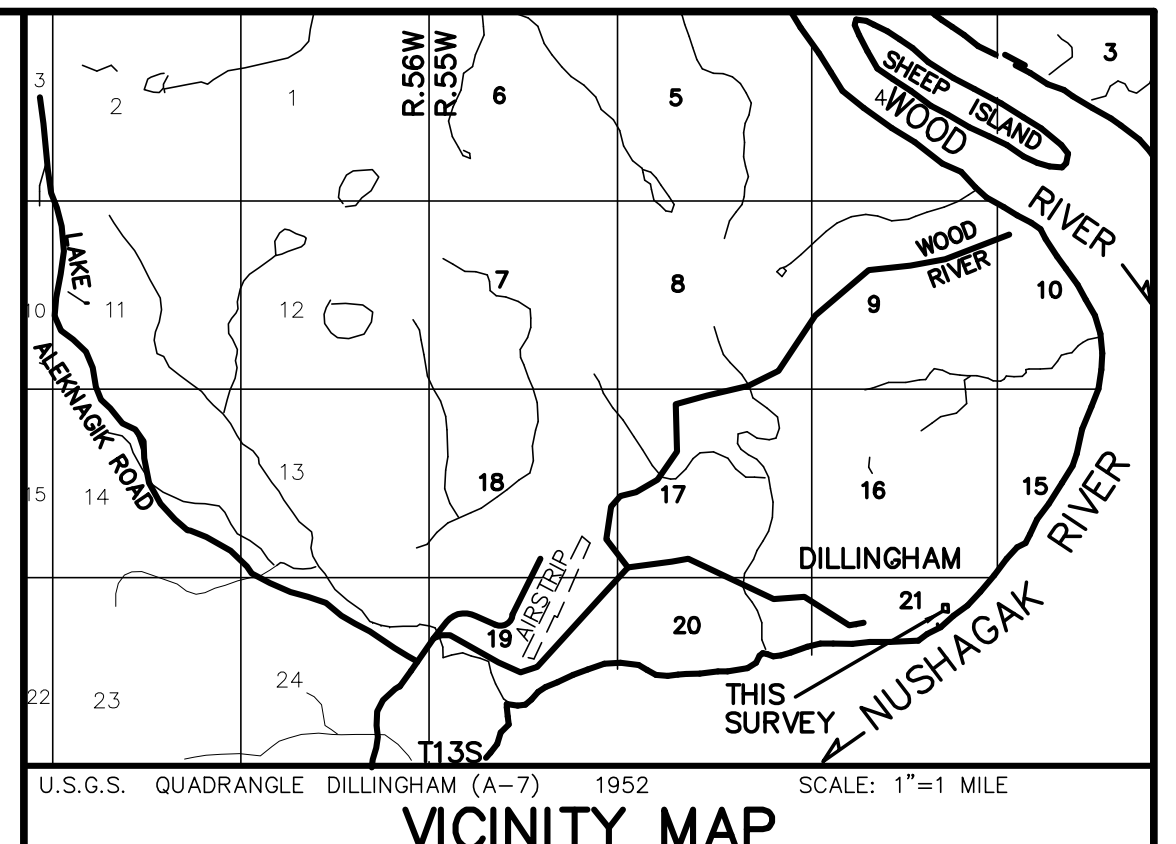
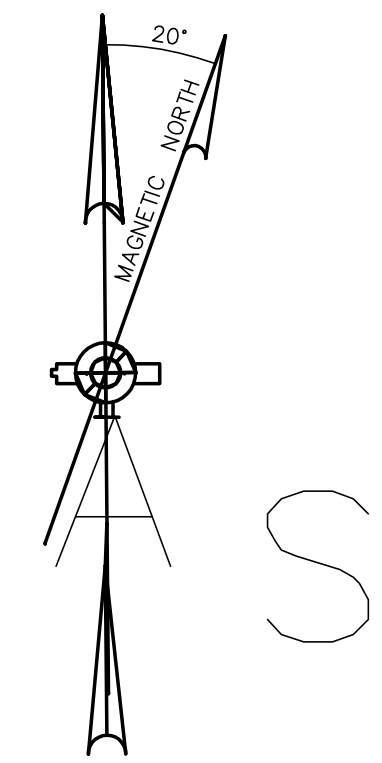
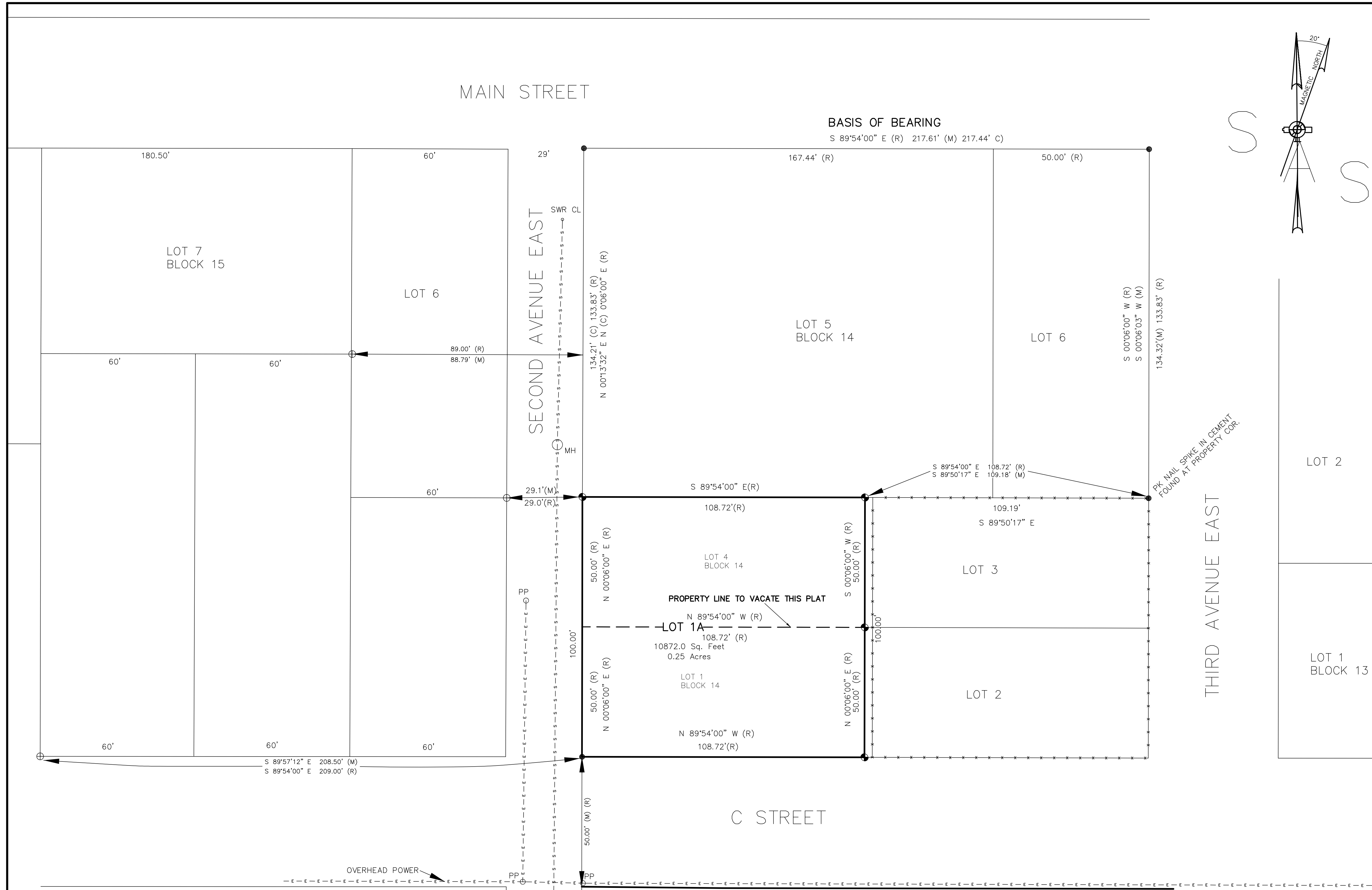
Section . Item #3.

**EAGLE POINT**

A SUBDIVISION OF U. S. SURVEY No. 6186, CREATING LOTS 1 AND 2 LOCATED WITHIN SECTIONS 16 AND 17 TOWNSHIP 33 SOUTH RANGE 4 WEST, BRISTOL BAY RECORDING DISTRICT, BRISTOL BAY RECORDING DISTRICT

DATE OF SURVEY: \_\_\_\_\_  
 SOUTHWEST ALASKA SURVEY COORDINATE SYSTEM  
 BEGINNING 10/9/2022  
 PHONE 907-337-9607 OR 907-431-1808

DATE: 12/13/2023  
 SHEET 1 OF 1



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USES SHOWN.

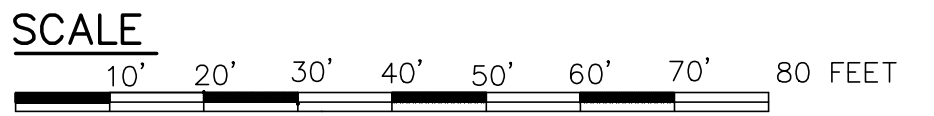
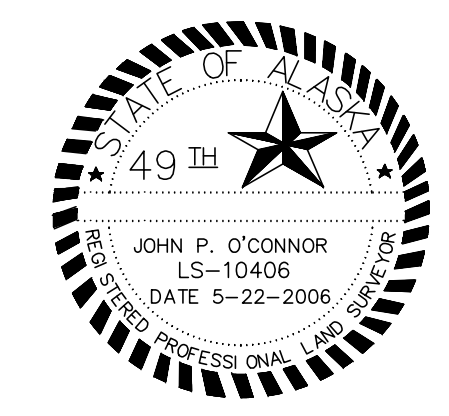
LAND OWNER:  
 YEGANEH ATAIAAN MANGING MEMBER OF:  
 BRISTOL PROPERTIES L.L.C.  
 1634 CAPE NOBLE CIRCLE  
 ANCHORAGE, ALASKA 99516.

**NOTARY'S ACKNOWLEDGEMENT:**  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

For \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

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

JOHN P. O'CONNOR LS 10406 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 \_\_\_\_\_, 201\_\_, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRPERSON, PLANNING COMMISSION

- LEGEND:**
- ⊕ 2" ALUMINUM CAP SET
  - ⊕ 2" CAP FOUND THIS SURVEY AS NOTED
  - ⊕ 5/8" REBAR FOUND THIS SURVEY
  - POWER POLE
  - (M) MEASURED THIS SURVEY
  - (R) RECORD DATA
  - MH SEWER MANHOLE
  - SWR CL SEWER CLEAN OUT

**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.  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY CLERK CITY OF DILLINGHAM

PLAT OF: U.S. 2732 A, B LOT 1A, BLOCK 14			
A RESUBDIVISION OF LOTS 1 AND 4 BLOCK 14 OF U.S. SURVEY 2732 A&B, CREATING LOT 1A, BLOCK 14. CONTAINING 0.25 ACRES MORE OR LESS. LOCATED WITHIN THE DILLINGHAM TOWNSITE			
IN THE BRISTOL BAY RECORDING DISTRICT			
PREPARED BY: SOUTHWEST ALASKA SURVEYING CERTIFICATE OF AUTHORIZATION No. 74853D 2800 N.PARK DR. WASILLA, ALASKA 99654 PHONE 907-373-5775 OR 907-842-2903			
DRAWN BY: J.O.	DATE: 10/25/2023	GRID:	REVISION NO. 1
CHECKED BY: J.O.	SCALE: 1"=20'	F.B.:	DRAWING NO.



Planning Commission Meeting  
Meeting Date: April 10, 2024

---

**TITLE**

Adopt Resolution 2024-02; A Resolution of the Dillingham Planning Commission to accept the Preliminary Plat for McKeever Subdivision.

**RECOMMENDED ACTION**

I would like to make a motion to accept Resolution 2024-02; Accepting the Preliminary Plat for McKeever Subdivision.

**SUMMARY OF ISSUE**

This action will adopt this Resolution allowing the landowner to subdivide their property as noted in Dillingham Municipal Code 17.07.

**Resolution 2024-02**

**A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

**A Resolution of the Dillingham Planning Commission**

WHEREAS, The City of Dillingham was approached by landowners Alannah Hurley and Terry Mann to relinquish the Grant of Easement and follow the platted easement by Planning Commission Resolution 2024-01; and

WHEREAS, the City of Dillingham Resolution 2024-17 was passed and adopted by the City Council on March 14, 2024 relinquishing the Grant of Easement; and

WHEREAS, the landowners have both expressed an interest and need to subdivide their property by presenting the Preliminary Plat with noted subdivision and a completed application stating as much;

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission accepts Resolution 2024-02, accepting the Preliminary Plat of McKeever Subdivision.

THEREFORE, BE IT FURTHER RESOLVED that the McKeever Subdivision shall commence with the process to a Final Plat through the Planning Commission.

APPROVED AND ADOPTED THIS 11th DAY OF April 2024.

\_\_\_\_\_  
Kaleb Westfall, Commissioner Chair

\_\_\_\_\_  
Patty Buholm, Planning Director

TAX CERTIFICATION

THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.

USABLE ACREAGE

LOT	TOTAL	TUNDRA	USEABLE
2	2.415	0.744	1.671
3	2.586	1.228	1.358
4	2.274	0.292	1.982
TRACT A	10.079	2.763	7.316
TRACT B	20.071	11.242	8.829

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF \_\_\_\_\_, 2024 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

PRESIDING OFFICER-PLANNING COMMISSION \_\_\_\_\_

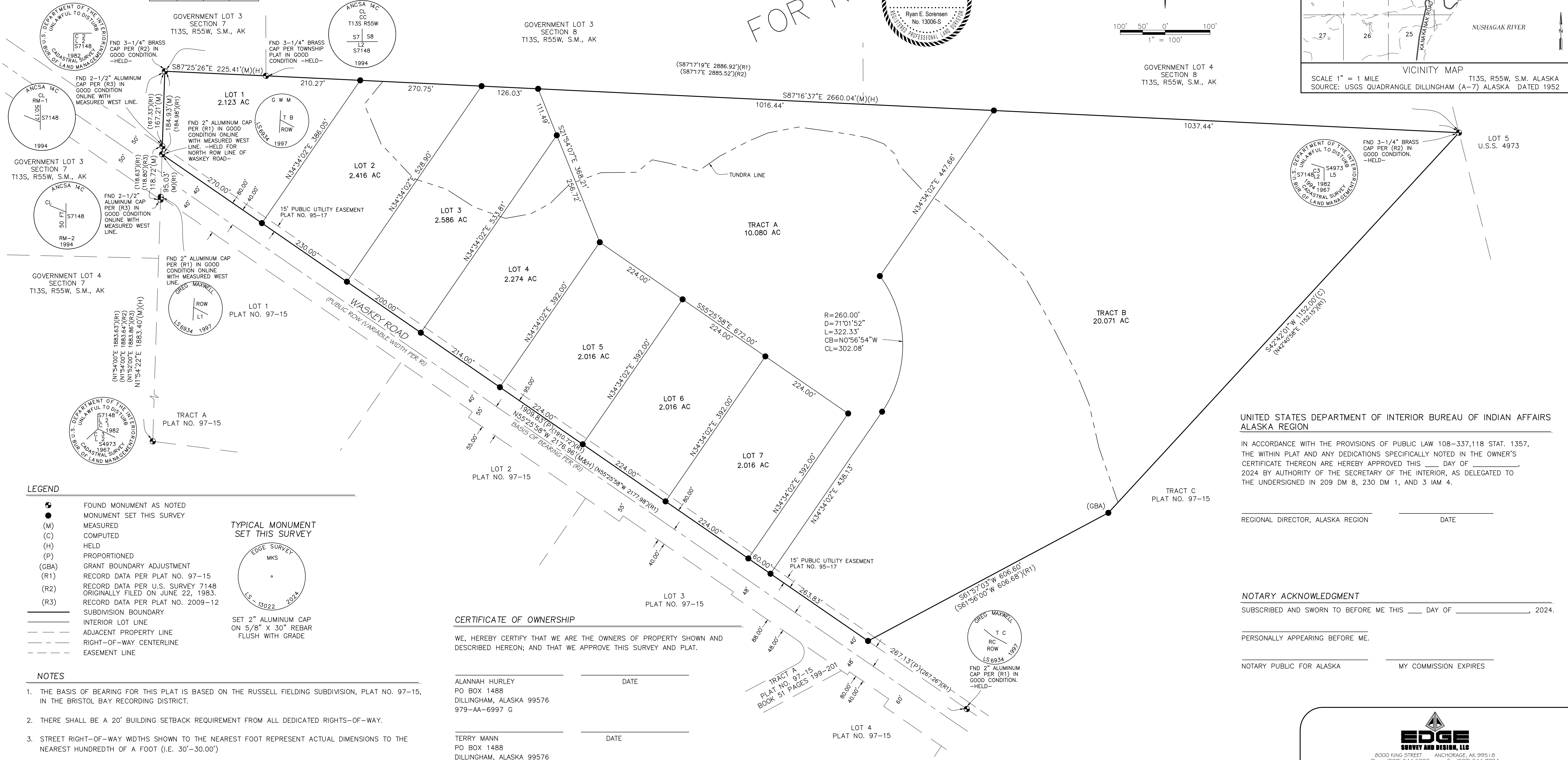
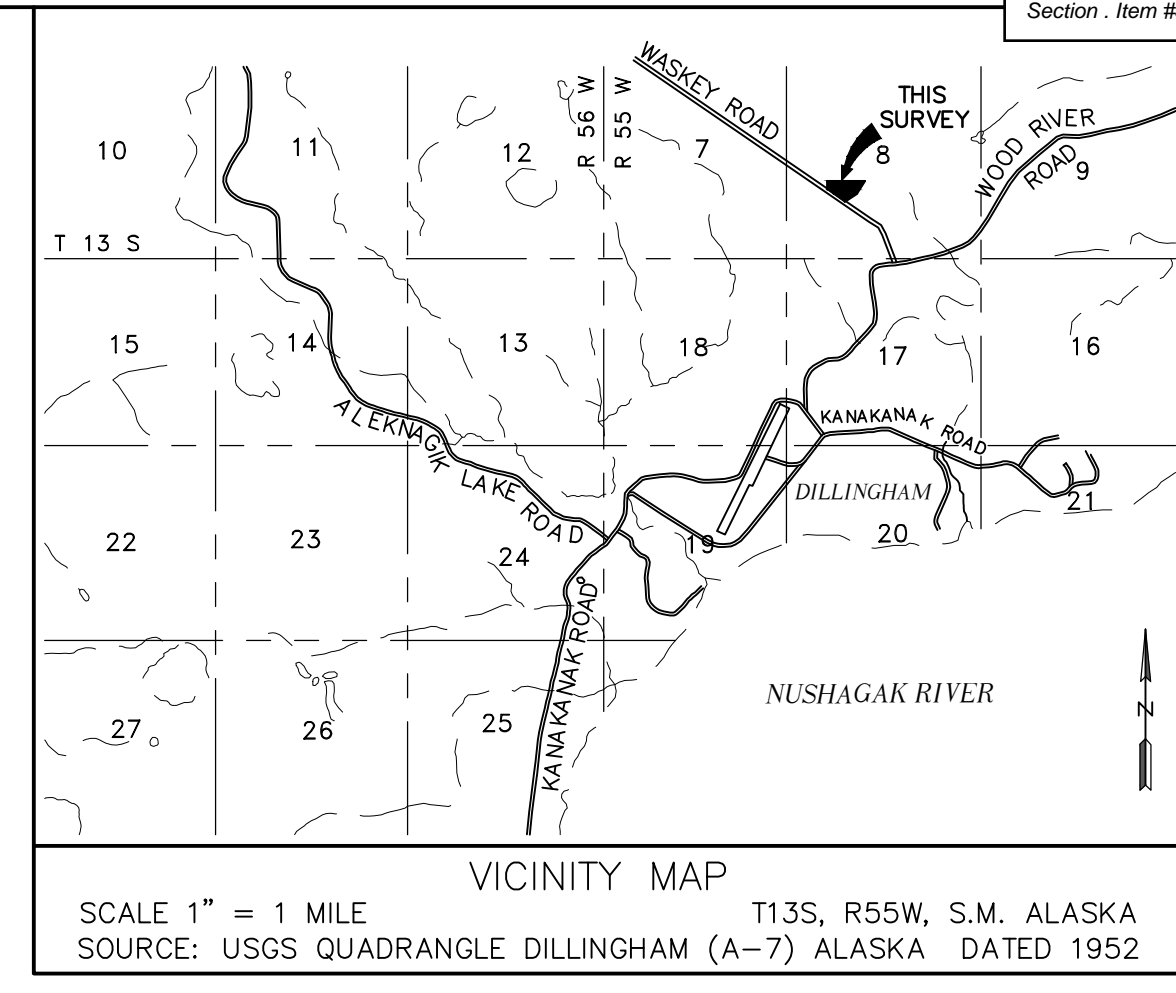
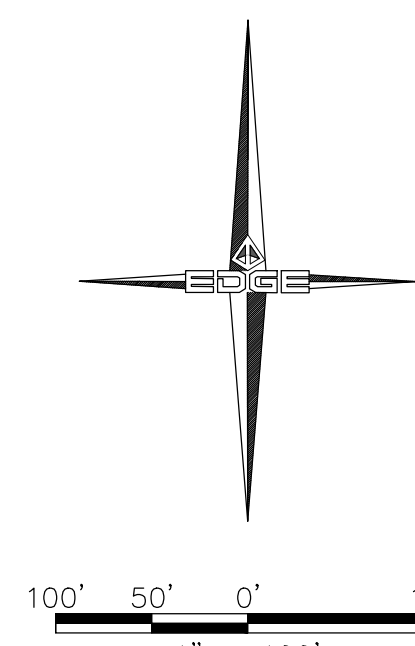
DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, RYAN E. SORENSEN, HEREBY 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_

RYAN E. SORENSEN, R.L.S. 13006-S



- LEGEND**
- FOUND MONUMENT AS NOTED
  - MONUMENT SET THIS SURVEY
  - (M) MEASURED
  - (C) COMPUTED
  - (H) HELD
  - (P) PROPORTIONED
  - (GBA) GRANT BOUNDARY ADJUSTMENT
  - (R1) RECORD DATA PER PLAT NO. 97-15
  - (R2) RECORD DATA PER U.S. SURVEY 7148 ORIGINALLY FILED ON JUNE 22, 1983
  - (R3) RECORD DATA PER PLAT NO. 2009-12
- TYPICAL MONUMENT SET THIS SURVEY**
- EDGE SURVEY  
MKS  
LS-13022 2024
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE
- SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - RIGHT-OF-WAY CENTERLINE
  - - - EASEMENT LINE

CERTIFICATE OF OWNERSHIP

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY SHOWN AND DESCRIBED HEREON; AND THAT WE APPROVE THIS SURVEY AND PLAT.

ALANNAH HURLEY  
PO BOX 1488  
DILLINGHAM, ALASKA 99576  
979-AA-6997 G

TERRY MANN  
PO BOX 1488  
DILLINGHAM, ALASKA 99576  
979-AA-6997 G

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS ALASKA REGION

IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337,118 STAT. 1357, THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY AUTHORITY OF THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED IN 209 DM 8, 230 DM 1, AND 3 IAM 4.

REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NOTES

- THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE RUSSELL FIELDING SUBDIVISION, PLAT NO. 97-15, IN THE BRISTOL BAY RECORDING DISTRICT.
- THERE SHALL BE A 20' BUILDING SETBACK REQUIREMENT FROM ALL DEDICATED RIGHTS-OF-WAY.
- STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (I.E. 30'-30.00')
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
- BY THE ORDER OF THE CITY OF DILLINGHAM PLANNING COMMISSION, RESOLUTION NO. 2024-17 APPROVED AND ADOPTED ON MARCH 14, 2024 HEREBY RELINQUISHES THE GRANT OF EASEMENT FOR RIGHT-OF-WAY RECORDED AUGUST 19, 1994 IN BOOK 42, PAGE 891-898 IN THE BRISTOL BAY RECORDING DISTRICT.

**EDGE SURVEY AND DESIGN, LLC**  
8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
ACEL # 1392 WWW.EDGESURVEY.NET

**THE PRELIMINARY PLAT OF McKEEVER SUBDIVISION**  
A SUBDIVISION OF TRACT B  
RUSSELL FIELDING SUBDIVISION  
PER PLAT NO. 97-15

LOCATED WITHIN  
SECTIONS 7 & 8, T13S, R55W, S.M. AK  
BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT  
DILLINGHAM, ALASKA  
CONTAINING 45.596 ACRES

DRAWN BY: VLB	SURVEY DATE: 04/10/2023	PROJECT #: 23-120
DATE: 3/27/2024		
CHECKED BY: MA/RS	SCALE: 1"=100'	SHEET 1 OF 1

## CITY OF DILLINGHAM, ALASKA

## RESOLUTION NO. 2024-17

**A RESOLUTION OF THE DILLINGHAM CITY COUNCIL ADOPTING THE RECOMMENDATION OF THE DILLINGHAM PLANNING COMMISSION TO RELINQUISH THE GRANT OF EASEMENT FOR RIGHT-OF-WAY RECORDED AT BOOK 42, PAGES 891-898 OF THE BRISTOL BAY RECORDING DISTRICT**

---

**WHEREAS**, Alanna Hurley and Terry Mann, an Alaska Native married couple, purchased property from Mr. Russell T. Fielding by evidence of recorded document 2023-000085-0; and

**WHEREAS**, Russell T. Fielding, an Alaska Native, under his own authority and the authority of the United States did grant an easement for a road to the City of Dillingham on August 3, 1994, said easement recorded on Book 42, pages 891-898; and

**WHEREAS**, said Grant of Easement contains two length errors: one on Page 894 with reference to the LEGAL DESCRIPTION document within the Grant of Easement for Right-of-Way, and another error on page 898. Both are listed with the same incorrect length of 671.65 feet on recorded plat of WASKEY ROAD (94-882); and

**WHEREAS**, the federal Bureau Indian Affairs Land Surveyor kindly indicates that once the said Grant is relinquished, the dedicated easement on subdivision plat (97-15) can serve as the official easement for a City of Dillingham Road Easement because it has the correct length of 555.65 feet;

**NOW, THEREFORE, BE IT RESOLVED** by the Dillingham City Council that:


**Section 1: Adoption of the Planning Commission Recommendation** The Dillingham City Council adopts the recommendation of the Dillingham Planning Commission to relinquish the Grant of Easement for Right-of-Way recorded at Book 42, pages 891-898 of the Bristol Bay Recording District.


**Section 2: Purpose of Relinquishment** The purpose of this relinquishment is to rectify the length errors contained in the Grant of Easement and to pave the way for the use of the dedicated easement on subdivision plat (97-15) as the official easement for a City of Dillingham Road Easement.

**Section 3: Implementation** The City Manager is authorized to take all necessary actions to effectuate the relinquishment, including recording appropriate documents with the Bristol Bay Recording District.

**Section 4: Effective Date** This resolution shall be effective immediately upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on March 14, 2024.

ATTEST:  
  
Daniel E. Decker Sr., City Clerk

  
Alice Ruby, Mayor  
[SEAL]

RESOLUTION 2024-01

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

**Adopt Resolution 2024-01; A Resolution of the Dillingham Planning Commission to Relinquish the Grant of Easement for Right-of-Way recorded at Book 42, pages 891-898 of the Bristol Bay Recording District.**

WHEREAS, Alanna Hurley and Terry Mann, an Alaska Native married couple, purchased property from Mr. Russell T. Fielding by evidence of recorded document 2023-000085-0, and

WHEREAS, Russell T. Fielding, an Alaska Native, under his own authority and the authority of the United States did grant an easement for a road to the City of Dillingham on August 3, 1994, said easement recorded on Book 42, pages 891-898, and

WHEREAS, said Grant of Easement contains two length errors: one Page 894 with reference to the LEGAL DESCRIPTION document within the Grant of Easement for Right-of-Way, and another error on page 898. Both are listed with the same incorrect length of 671.65 feet on recorded plat of WASKEY ROAD (94-882); and

WHEREAS, the federal Bureau Indian Land Surveyor kindly indicates that once the said Grant is relinquished, the dedicated easement on subdivision plat (97-15) can serve as the official easement for a City of Dillingham Road Easement because it has the correct length of 555.65 feet,

NOW, THEREFORE BE IT RESOLVED that the Dillingham Planning Commission recommends relinquishing the Grant of Easement herein listed.

NOW THEREFORE FURTHER BE IT RESOLVED the Dillingham Planning Commission recommends the stated relinquishment to the Dillingham City Council.

APPROVED AND ADOPTED THIS 7<sup>th</sup> DAY OF FEBRUARY 2024.

  
Kaleb Westfall, Chair

  
Patty Buholm, Planning Director  
2/7/24





Planning Commission Meeting  
Meeting Date: April 10, 2024

---

**TITLE**

Adopt Resolution 2024-03; A Resolution of the Dillingham Planning Commission to accept the Final Plat for Eagle Point Subdivision.

**RECOMMENDED ACTION**

I would like to make a motion to accept Resolution 2024-03; Accepting the Final Plat for Eagle Point Subdivision.

**SUMMARY OF ISSUE**

This action will adopt this Resolution allowing the landowner to complete the final step in the subdivision their property as noted in Dillingham Municipal Code 17.11.

**Resolution 2024-03**

**A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

**A Resolution of the Dillingham Planning Commission**

WHEREAS, the Planning Commission passed Resolution 2022-01 on March 20, 2022 for Eagle Point Subdivision; and

WHEREAS, the landowners wish to complete the subdivision by evidence of the Final Plat presented to the Planning Department; and

WHEREAS, the landowners have met all requirements for proper subdivision as laid out in Dillingham Municipal Code, Title 17 for subdivision creation.

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission accepts Resolution 2024-03, accepting the Final Plat of Eagle Point Subdivision.

APPROVED AND ADOPTED THIS 11th DAY OF April 2024.

\_\_\_\_\_  
Kaleb Westfall, Commissioner Chair

\_\_\_\_\_  
Patty Buholm, Planning Director

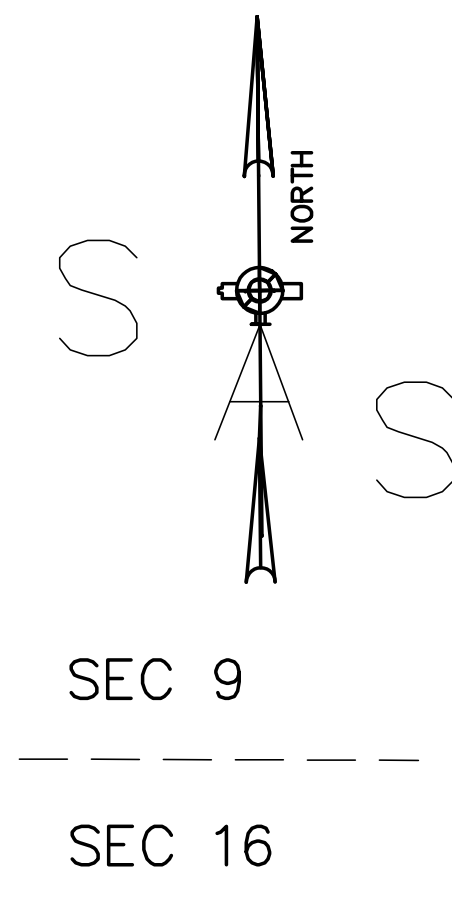
**PLAT APPROVAL**

THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF THE BOARD OF THE CITY OF DILLINGHAM IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAWS APPLICABLE THERE TO.

PRESIDING OFFICER-DILLINGHAM PLANNING COMMISSION

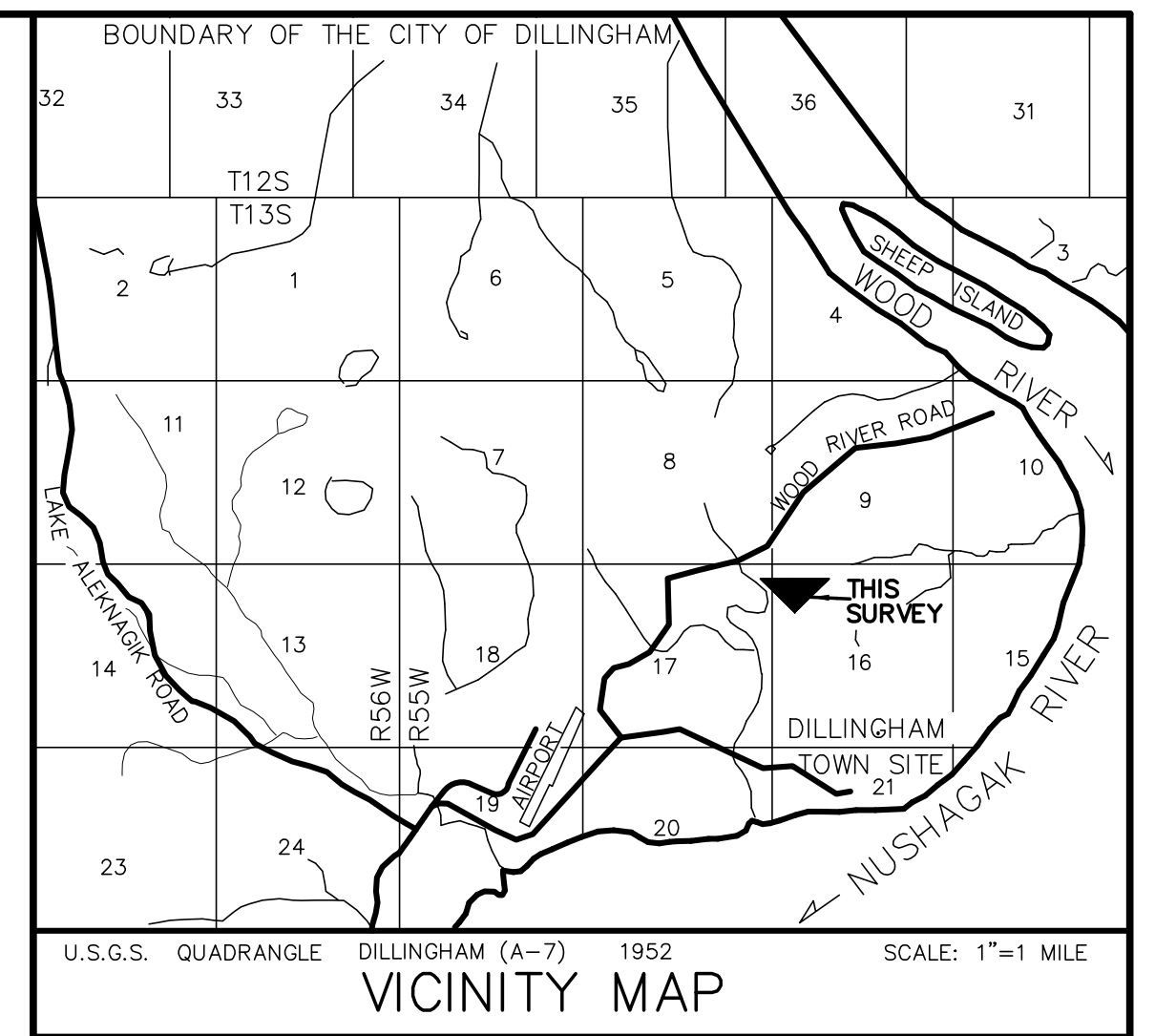
**TAX CERTIFICATION**

THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT TIME OF FILING.



SEC 9

SEC 16



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF EAGLE POINT. I APPROVE THIS SURVEY AND PLAT AND GRANT THE TEMPORARY ACCESS AND UTILITY EASEMENT, AS SHOWN AND DESCRIBED ON THIS PLAT.

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

**ACCEPTANCE OF DEDICATION**

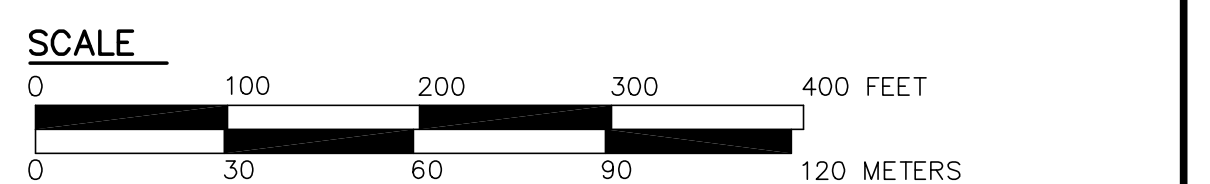
THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, SHOWN HEREON.

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS ALASKA REGION**

IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337, 118 STAT.1357, THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BY AUTHORITY OF THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED BY 209 DM 8, 230 DM1, AND 3 IAM 4.

**NOTARY'S ACKNOWLEDGMENT**

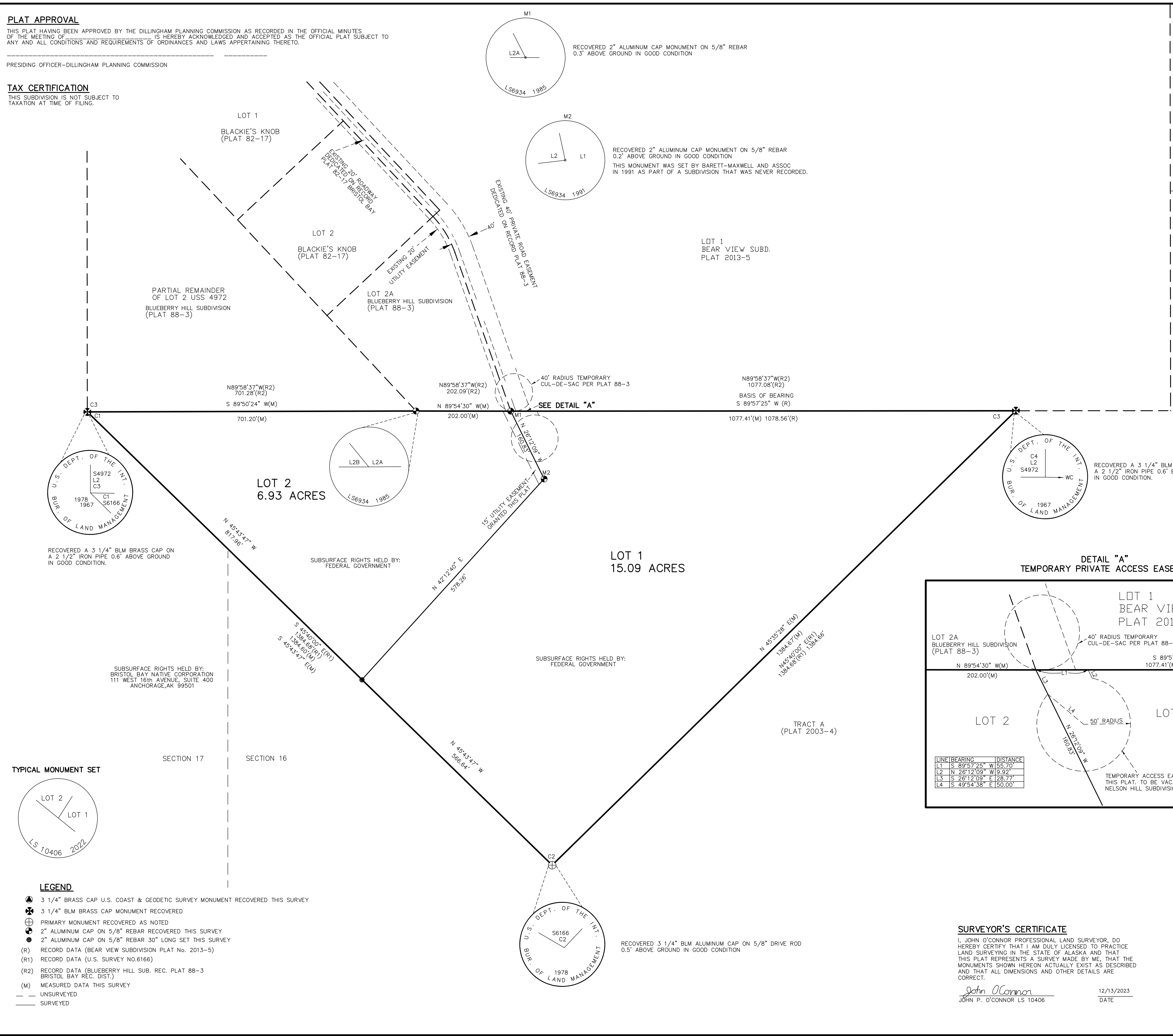
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.



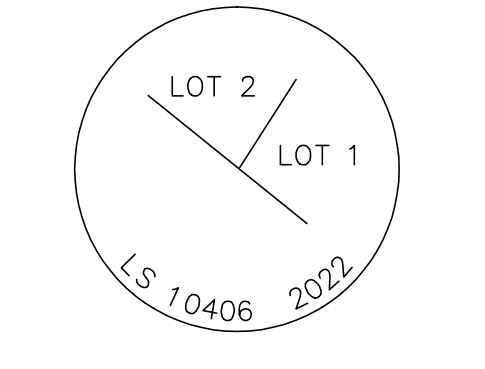
**EAGLE POINT**

A SUBDIVISION OF U. S. SURVEY No. 6166. CREATING LOTS 1 AND 2 LOCATED WITHIN SECTIONS 16 AND 17 TOWNSHIP 13 SOUTH, RANGE 55 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 22.02 ACRES.

Table with survey details including Date of Survey, Beginning/Ending dates, Prepared by (Southwest Alaska Surveying LLC), and other administrative information.

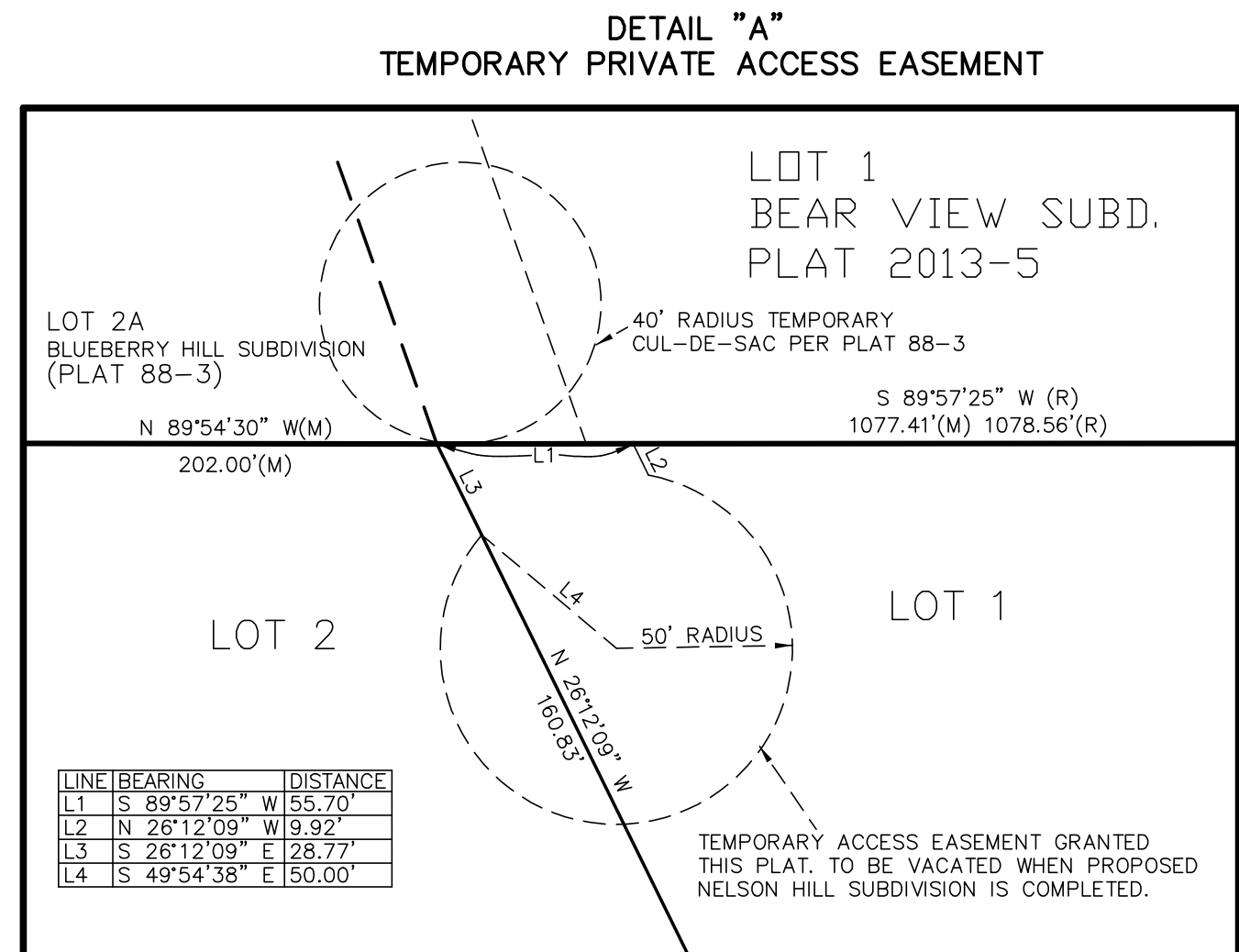
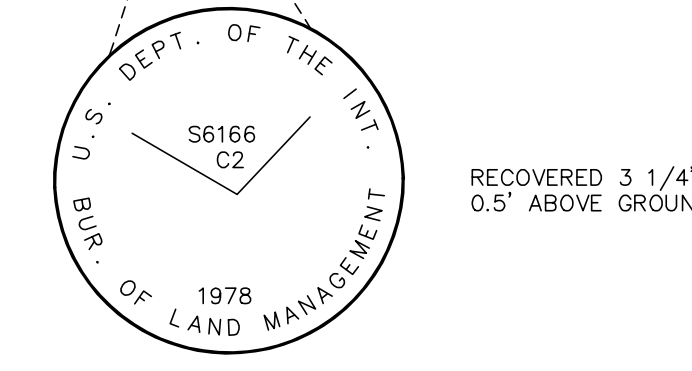
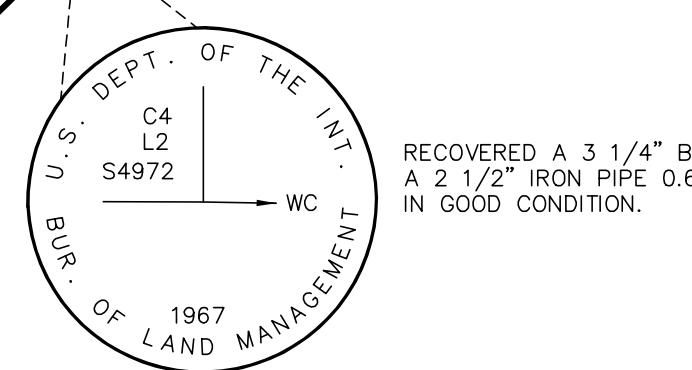
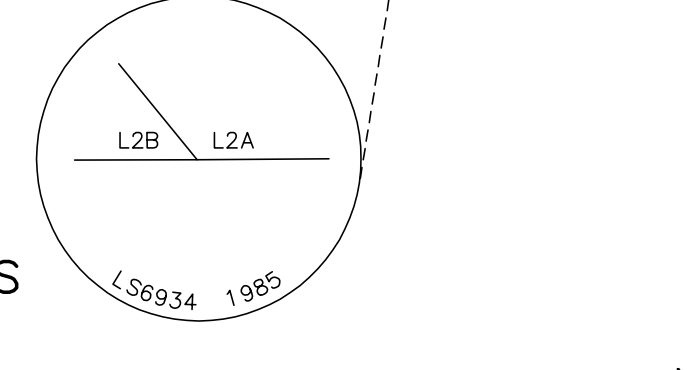
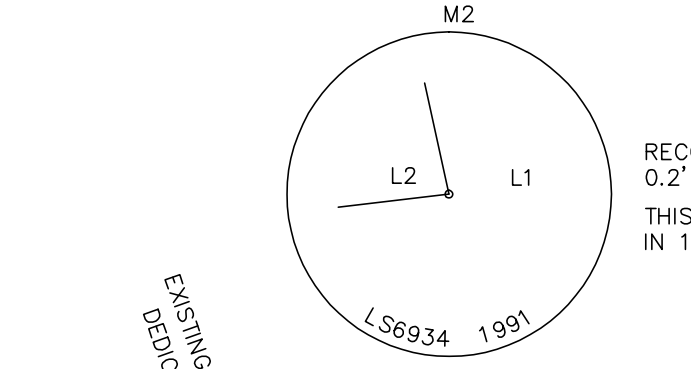
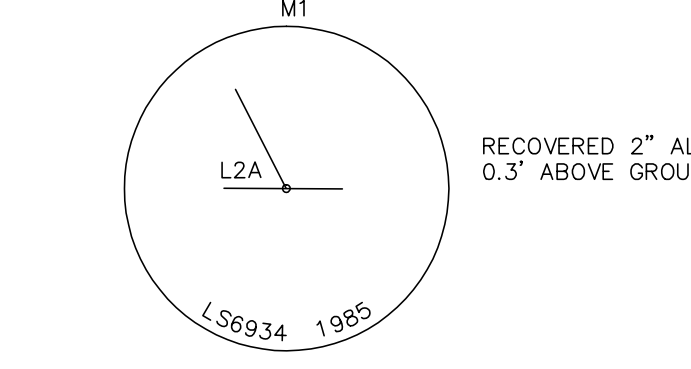


**TYPICAL MONUMENT SET**



**LEGEND**

- 3 1/4" BRASS CAP U.S. COAST & GEODETIC SURVEY MONUMENT RECOVERED THIS SURVEY
3 1/4" BLM BRASS CAP MONUMENT RECOVERED
PRIMARY MONUMENT RECOVERED AS NOTED
2" ALUMINUM CAP ON 5/8" REBAR RECOVERED THIS SURVEY
2" ALUMINUM CAP ON 5/8" REBAR 30" LONG SET THIS SURVEY
(R) RECORD DATA (BEAR VIEW SUBDIVISION PLAT No. 2013-5)
(R1) RECORD DATA (U.S. SURVEY NO.6166)
(R2) RECORD DATA (BLUEBERRY HILL SUB. REC. PLAT 88-3 BRISTOL BAY REC. DIST.)
(M) MEASURED DATA THIS SURVEY
UNSURVEYED
SURVEYED



**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 THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



RESOLUTION 2022-01

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

A Resolution of the Dillingham Planning Commission Approving the Preliminary Plat for Eagle Point Subdivision, A subdivision of the USS 6166, Creating Lots 1 and 2

WHEREAS, An application was completed and submitted to the Planning Department for approval of a preliminary plat by Russell Nelson with required documentation, and

WHEREAS, the preliminary plat submitted by Southwest Alaska Surveying was verified as correct on February 16, 2022, and

WHEREAS, No objections were submitted by adjacent land owners or other public entities, and

WHEREAS, Title 17, Subdivisions, of Dillingham Municipal Code has been correctly followed for preliminary plats,

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission approves the preliminary plat for Eagle Point Subdivision, a subdivision of USS 6166 creating lots 1 and 2.

APPROVED AND ADOPTED THIS 20<sup>th</sup> DAY OF MARCH, 2022.

  
Kaleb Westfall, Commissioner

  
Patty Buholm, Planning Director

Elizabeth Clark  
Deputy Chair  
for Kaleb Westfall



Planning Commission Meeting  
Meeting Date: April 10, 2024

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**TITLE**

Adopt Resolution 2024-04; A Resolution of the Dillingham Planning Commission to accept the vacation of a property line in U.S.S 2732 A&B, Lots 1 and 4.

**RECOMMENDED ACTION**

I would like to make a motion to accept Resolution 2024-04; Accepting the vacated property line within U.S.S 2732 A&B for lots 1 and 4.

**SUMMARY OF ISSUE**

This action will adopt this Resolution which would eliminate the property line which currently prohibits any building on the property as the lots separately are too small for a residential structure. The landowners have expressed an interest for potential building of a home on the property. Dillingham Municipal Code prevents landowners from building on or near any property lines due to set backs, even if they own both adjacent properties.

**Resolution 2024-04**

**A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

**A Resolution of the Dillingham Planning Commission**

WHEREAS, the landowners would like to proceed with development of their lots; and

WHEREAS, the landowners have identified that each lot separately is too small to develop for future housing; and

WHEREAS, the landowners have met the requirements for proper vacation of a property line by Dillingham Municipal Code, Title 17.15 for Vacations; and

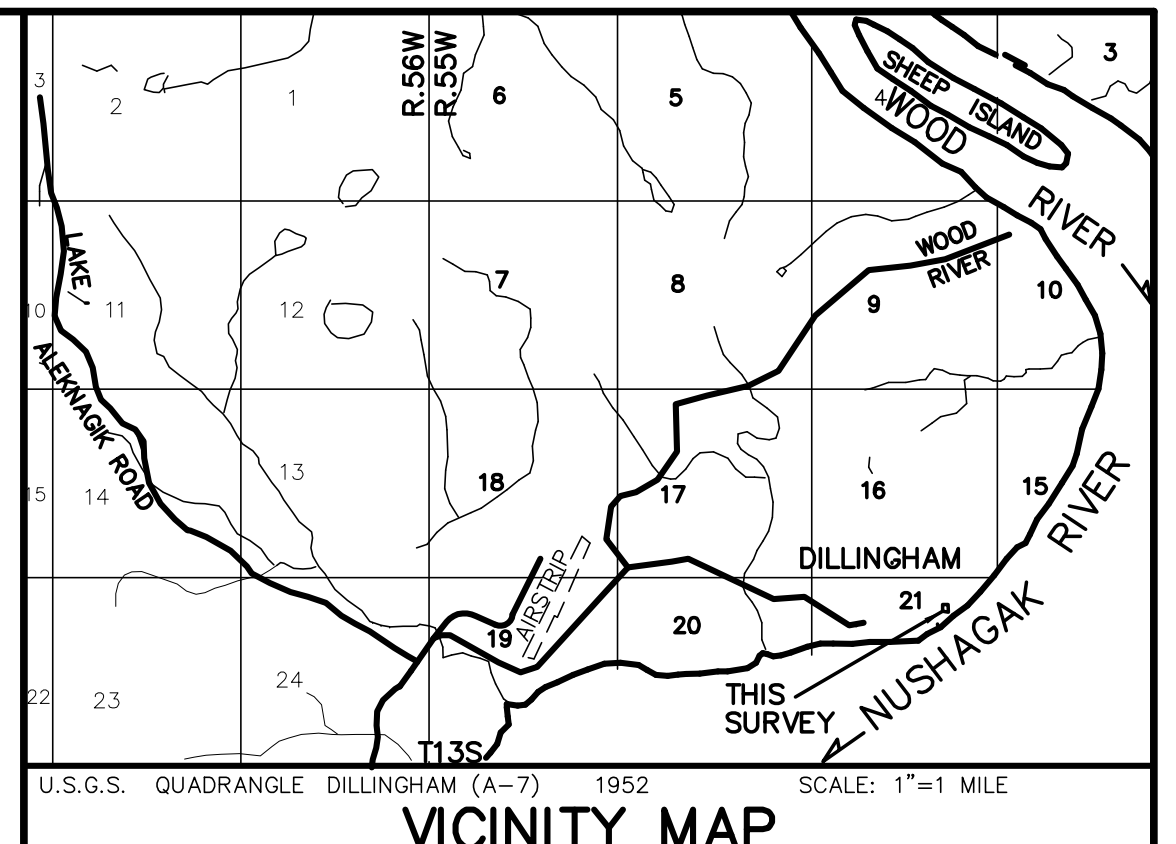
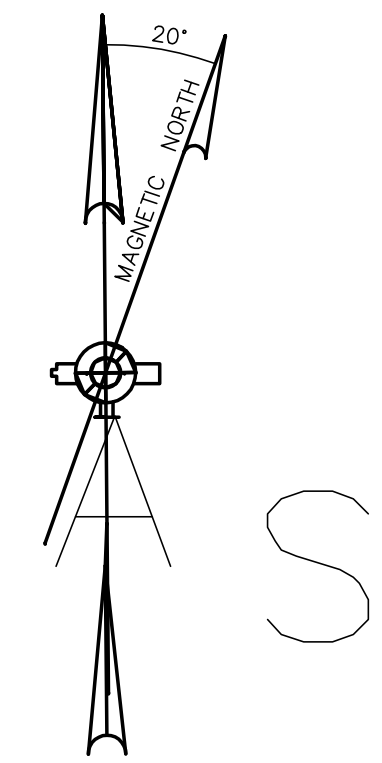
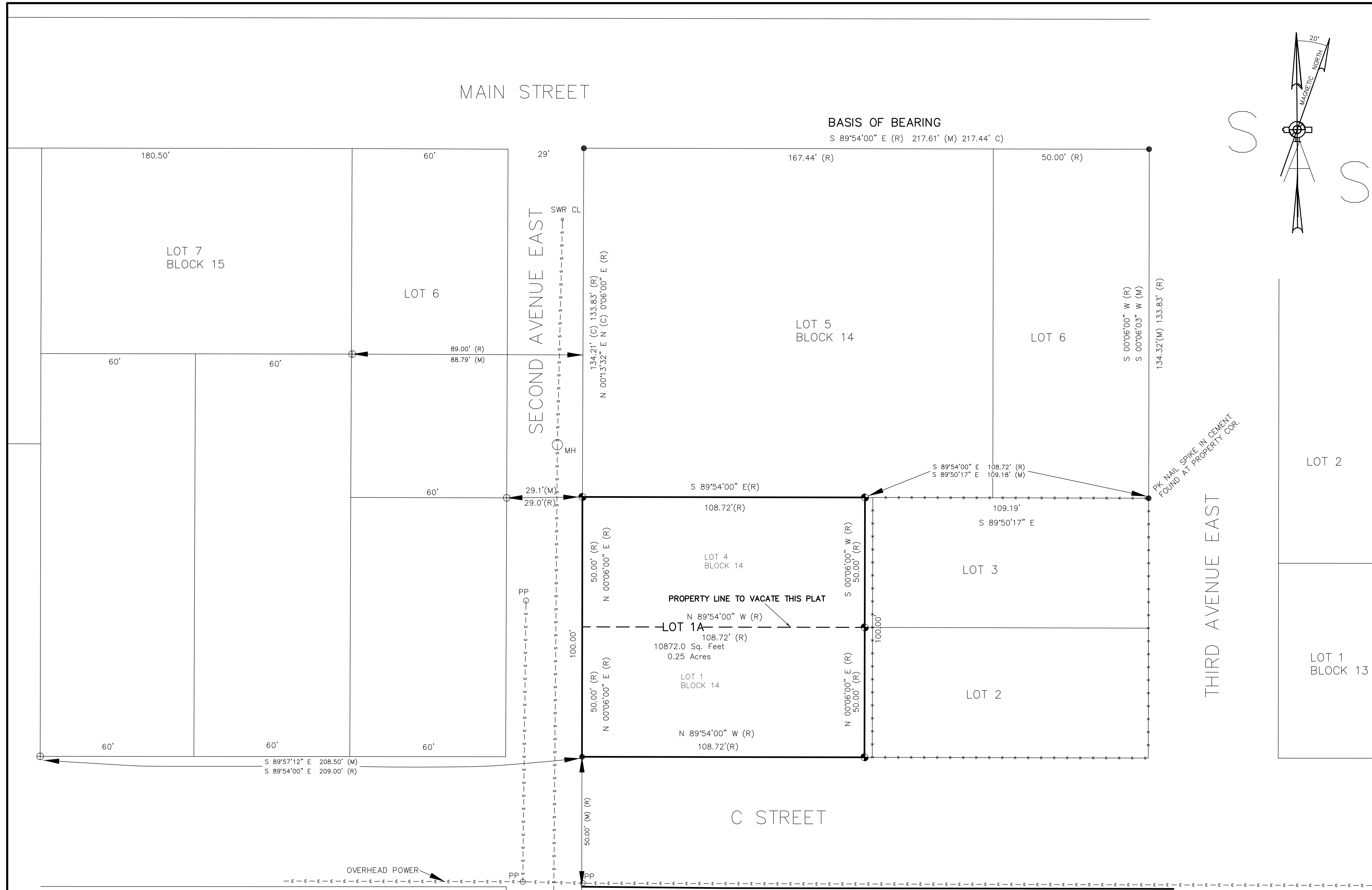
WHEREAS, the Planning Department has followed the steps for public hearings and the notification of surrounding property owners.

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission accepts Resolution 2024-04, accepting the vacation of property lines depicted by the Plat of U.S.S. 2732 A, B Lot 1A, Block 14.

APPROVED AND ADOPTED THIS 11th DAY OF April 2024.

\_\_\_\_\_  
Kaleb Westfall, Commissioner Chair

\_\_\_\_\_  
Patty Buholm, Planning Director



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USES SHOWN.

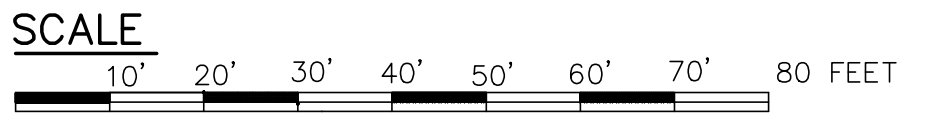
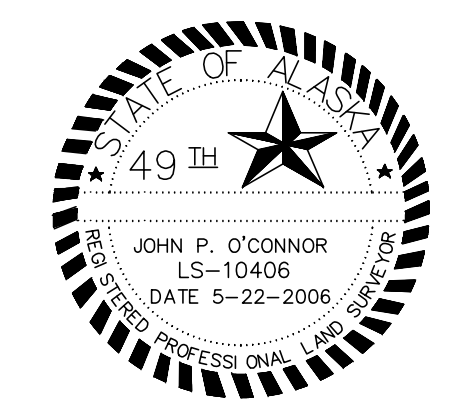
LAND OWNER:  
 YEGANEH ATAIAN MANGING MEMBER OF:  
 BRISTOL PROPERTIES L.L.C.  
 1634 CAPE NOBLE CIRCLE  
 ANCHORAGE, ALASKA 99516.

**NOTARY'S ACKNOWLEDGEMENT:**  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

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

JOHN P. O'CONNOR LS 10406 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 \_\_\_\_\_, 201\_\_, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRPERSON, PLANNING COMMISSION

- LEGEND:**
- ⊕ 2" ALUMINUM CAP SET
  - ⊕ 2" CAP FOUND THIS SURVEY AS NOTED
  - ⊕ 5/8" REBAR FOUND THIS SURVEY
  - POWER POLE
  - (M) MEASURED THIS SURVEY
  - (R) RECORD DATA
  - MH SEWER MANHOLE
  - SWR CL SEWER CLEAN OUT

**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.  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY CLERK CITY OF DILLINGHAM

PLAT OF: U.S. 2732 A, B LOT 1A, BLOCK 14			
A RESUBDIVISION OF LOTS 1 AND 4 BLOCK 14 OF U.S. SURVEY 2732 A&B, CREATING LOT 1A, BLOCK 14. CONTAINING 0.25 ACRES MORE OR LESS. LOCATED WITHIN THE DILLINGHAM TOWNSITE			
IN THE BRISTOL BAY RECORDING DISTRICT			
PREPARED BY: SOUTHWEST ALASKA SURVEYING			
CERTIFICATE OF AUTHORIZATION No. 74853D			
2800 N.PARK DR. WASILLA, ALASKA 99654 PHONE 907-373-5775 OR 907-842-2903			
DRAWN BY: J.O.	DATE: 10/25/2023	GRID:	REVISION NO. 1
CHECKED BY: J.O.	SCALE: 1"=20'	F.B.:	DRAWING NO.



# Preliminary Platting Application

Date Received     /    /      
 Received By     /    /      
 Application Fee      paid  
 Date Completed     /    /    

City of Dillingham Planning PO Box 889, Dillingham, AK 99576 (907) 842-3785

Note: An informal pre-application conference by appointment with Planning Department staff prior to the submission of this application is encouraged.

Applicant: Phillip + Georgette Baumgartner  
 Mailing Address: P.O. Box 1473, Dillingham, Alaska 99576  
 Telephone: (Home) 907-244-4084 (Work) 907-244-8460  
 Email: phil-baumgartner@yahoo.com, georgetterway@yahoo.com  
 Surveyor: Southwest Alaska Survey

## Property Information

Legal description of property involved in this request (as shown on attached title report):

Lot 1 + 4, Block 14, USS 3734 A + B, Dillingham Townsite, Bristol Bay District

Please include Section:      T      R     

Total Acreage: 0.25 No. of Lots Resulting: 1 Size each lot: 0.25

Describe the proposed change: vacate lot line between Lot 1 + Lot 4, creating Lot 1A, Block 14

Proposed name (non-duplicate/unique) for new subdivision: N/A

## For VACATION, Complete This Section

Legal description of area to be vacated: Lot 1 and Lot 4, Block 14, USS 3732 A + B,

Dillingham Townsite, Bristol Bay District, Third Judicial District

     Dedicated public right-of-way—street name     

     Section line easement—width of easement     

     Type of easement (Federal) (State) (Other)

     Park or public area     

     Trail easement—width of easement     

The Planning Commission deems the area for which vacation is requested to be of value to the public. The applicant must show that the area proposed for vacation is no longer practical for the uses or purposes authorized or that other provisions have been made which are more beneficial to the public.

Justification for requested vacation (attach separate page if necessary): vacation of lot line to afford adequate size for purposes of construction after accounting for any and all easements



### Ownership

Signatures of all legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign.

For vacations, signatures of owners of a majority of the land adjoining the proposed vacation must be submitted. *This does not apply to public utility easement vacations.*

By this signature, owners authorize processing of this application and site inspection of land involved.

Name: (print) Phillip J. Baumgartner Phone: 907-244-4084

Signature: \_\_\_\_\_

Mailing Address: P.O. Box 1473, Dillingham, AK 99576

Property Owned: Lot 1+4, block 14, USS 3732 A+B, Bristol Bay Dist., 3<sup>rd</sup> judicial

Name: (print) Georgette R. Baumgartner Phone: 907-244-8460

Signature: \_\_\_\_\_

Mailing Address: P.O. Box 1473, Dillingham, AK 99576

Property Owned: lots 1+4, blk 14, USS 3732 A+B, Bristol Bay Dist., 3<sup>rd</sup> judicial dist.

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_