



## PLANNING COMMISSION

Wednesday, January 08, 2025 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

##### AGENDA

##### PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS / 5:30 p.m.  
141 Main Street, Dillingham, AK 99576 (907) 842-5212

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF MINUTES

1. November 13, 2024

#### APPROVAL OF AGENDA

#### COMMUNICATIONS

##### Planner's report

2. December 2024 and January 2025

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

#### PUBLIC HEARINGS

3. Harbor Lease Lots Replat
4. Sayak Subdivision
5. S&W Subdivision Replat

#### UNFINISHED BUSINESS

#### NEW BUSINESS

6. Harbor Lease Lots Replat
7. Sayak Subdivision
8. S&W Subdivision Replat
9. Comprehensive Plan Public Presentation
10. 2025 Capital Improvement Projects

**COMMISSIONER COMMENTS**

**ADJOURNMENT**



**PLANNING COMMISSION**  
November 13, 2024 at 5:30 PM

**MINUTES**

*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 REGULAR MEETING  
CITY HALL COUNCIL CHAMBERS / 5:30 p.m.**

**CALL TO ORDER**

Commissioner Kaleb Westfall called meeting to order at 5:32 PM on November 13, 2024.

**ROLL CALL**

Present: Kaleb Westfall, Gregg Marxmiller, Susan Isaacs, Michael Bennet, Cade Woods  
Absent: Liz Clark (EXCUSED), Bert Luckhurst (EXCUSED)

**APPROVAL OF MINUTES**

MOTION 1113-01 Michael Bennet moved to approve the minutes of September 11, 2024, seconded by Susan Isaacs. *Motion carried without objection.*

**APPROVAL OF AGENDA**

MOTION 1113-02 Kaleb Westfall moved to approve the agenda as presented, seconded by Michael Bennet. *Motion carried without objection.*

MOTION 1114-03 Kaleb Westfall moved to remove the Harbor Lease Lots Resubdivision from Public Hearings and from New Business, seconded by Micheal Bennet, *Motion carried without objection.*

**DISCUSSION:** After reviewing the materials there was potential conflict with the resubdivision of the Harbor Lease Lots and Section 5.30 of the City of Dillingham Municipal Code that relates to the disposal of City property, this includes leases. Planning Director Christopher Maines will get clarification before bringing this back to the Planning Commission.

**COMMUNICATIONS**

None

**CITIZEN’S COMMENTS ON ITEMS NOT ON THE AGENDA**

None

**CITIZEN’S COMMENTS ON ITEMS ON THE AGENDA**

Kevin McCambly- Thanked the Planning Commission for delaying action on the resubdivision of the Harbor Lease lots. He thought that it was a good decision to follow the proper policy and procedure for any city owned property.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**COMMISSIONER COMMENTS**

**Susan Isaacs-** Asked that the Planning Director include a report or a copy of the monthly report in each Planning Commission packet to get an idea of what other activities are going on. Sue also asked about the conditions of the Planning Departments location at the Harbor Office. The concern was about workspace, document safety, and the heat conditions during the winter months.

Planning Director Response: Mr. Maines stated he would include a report in each Planning Commission packet moving forward. Mr. Maines also informed the members of the commission in attendance that he has discussed the next phase of the Planning Dept. renovations with the City Manager, Public Works Director, Port Director, and buildings and grounds staff. The renovations will be starting in Spring 2025. Mr. Maines lastly said the building has adequate heat and a supplemental heat source of an electric heater if needed.

**Michael Bennet-** Asked about the conditions of the City of Dillingham’s current water distribution system.

Planning Director Response: Mr. Maines informed the commission that the current condition of the City of Dillingham Water System is great. After the removal of the old AC lines for new ductile iron and the removal of dead ends for newly improved water loops for circulation during the Downtown Roads Rehabilitation Project from 2020-2021 many of the deficiencies have been removed. Mr. Maines also conducted the lead and copper survey for the State of Alaska in spring 2024, and evaluated all curb stops. The only issue is a gate valve on Main Street that still needs replacement.

**Cade Woods-** No Comment

**Greg Marxmiller-** Asked about the current status of the City of Dillingham’s GIS Mapping System. Greg expressed that having an accurate GIS Map of Dillingham is important and asked that the Planning Director keep it on the priority list.

Planning Director Response: Mr. Maines stated that he has started his GIS training. Mr. Maines has fielded concerns about the current system, as well as his own personal issues with it. The primary issue was that the point given to the mapping system was incorrect, but Mr. Maines has found the correct information. Mr. Maines will prioritize the GIS in the coming months.

**Kaleb Westfall-** Noted that he had spoken to Will Chaney, CEO of Nushagak Electric. Will had mentioned during their conversation that he was having trouble obtaining utility easements on native allotments.

Planning Director Response: Mr. Maines has spoken to Will Chaney starting in June of this year. Mr. Maines has had several discussions and was the first person to sign up for a working group that Will Chaney is trying to create between Choggiung Limited, BBNA, the City of Dillingham, and other stakeholders to clear up the utility easement issues. Mr. Maines further stated that he is predevelopment and hopes to streamline the processes as time goes on.

## **ADJOURNMENT**

Commissioner Kaleb Westfall adjourned the Planning Commission Meeting.

*The meeting was adjourned at 6:06 PM Monday November 13, 2024, in the Dillingham City Council Chambers in Dillingham, Alaska.*





**Mayor**  
Alice Ruby

**City Manager**  
Dan Decker



**Dillingham City C**

Section . Item #2.

Bertram Luckhurst  
Michael Bennett  
Steven Carriere  
Curt Armstrong  
Kaleb Westfall  
Kevin McCambley

## MEMORANDUM

**Date:** December 2, 2024  
**To:** Dan Decker, City Manager  
**From:** Christopher Maines, Planning Director  
**Subject:** December 2024 Monthly Report

---

### Planning Commission Activities:

In the month of November, we held one planning commission meeting. The meeting was to discuss and review the preliminary replat for Harbor Lease Lot 2 and Lease Lot 3. The preliminary replat was to shift the existing common line south by 60 ft, dedicate a public access easement, and include a utility easement for Nushagak Electric to fix the buried power line on the south end of the Dillingham Boat Harbor. During the hearing it was asked about the disposal of municipal property process. Under 5.30 of the Dillingham Municipal Code, it requires us to go through a public process when disposing of City owned real property, this also includes leased property. Because of this it required additional research and action on the replat of the lease lots was tabled. We will be going through the proper process before bringing it back to the Planning Commission.

### Planning Department Activities:

I am currently reviewing Title 12, Title 17, and Title 18 of the Dillingham Municipal Code. The overall purpose and goal of this reevaluation is to see if current codes are still applicable today and if changes or additional language should be adopted. In 2015 through 2017 there was an effort to review each section of the Dillingham Municipal Code under the suggestion of Janice Williams the former City Clerk. At that time Title 4 and Title 7 were heavily reviewed. With upcoming major projects and future development in mind, I will be submitting suggested areas of the Dillingham Municipal Code for your review to determine if changes and or revisions need to be made.

I am currently training through LinkedIn Learning on ArcGIS so that I will be able to update the City of Dillingham system. Our mapping has needed an overhaul for years and being able to update items in house would be beneficial. I am hoping to add layers for City owned and maintained streets to better assist in snow removal routes, update addresses



for EMS and Police Dispatchers, and clean up the location mapping of City open infrastructure, such as curb stops, storm drains, and valve locations. These changes will take time but will be beneficial to all departments.

I have been reviewing the City of Dillingham permit processes and the application process we currently use. There has been recent confusion and questions about what requires a permit and some of the requirements, such as insurance. One other question related to special events is if the City of Dillingham is required to submit permit applications to host events or if its exempt. If it is exempt, changes will have to be made to the code.

In October I sent out staff nominations for the CIP list. The closing date was the end of November. I have received several project requests, primarily from Public Works. These projects have been compiled and will be provided to Agnew Beck for the upcoming City Council workshop.

I received my certification in Municipal Stormwater Monitoring and Stormwater Management. I started my courses in September and received my certificates on November 25, 2024.

**Upcoming Activities**

Starting in January of 2025. I will begin promoting our land use permitting through advertisement. It was brought to my attention in November when the City Assessors arrived to conduct work, that the permits that our office received were primarily for non-construction development. Unless we emphasize the importance of these permits to the general public, we may fail to capture any improvements made to existing or new real property within the Dillingham Area. Enforcement has always been an issue, so I am researching what we can do to improve our permit acquisitions.

The City of Dillingham will begin advertising for the Administrative Assistant position within the Planning Department in early December. I will update the Council once the position has been filled.

**Upcoming Calendar Items:**

Planning Commission Meeting	December 19, 2024
Nuyakuk Hydro Project’s Updated Study Report	January 15/16 2025

**Attachment:** Revitalizing Dillingham: A Bold Initiative for Housing Development

# Revitalizing Dillingham: A Bold Initiative for Housing Development

## Introduction

Dillingham, Alaska, a community rich in culture and natural beauty, faces a critical juncture in its development. Like many remote Alaskan towns, we grapple with a pressing housing crisis that threatens our ability to grow, retain our population, and attract vital professionals to our community. Today, we present a visionary yet practical approach to address this challenge head-on, drawing inspiration from successful initiatives in other Alaskan communities while tailoring solutions to Dillingham's unique needs.

## The Challenge

Our community faces two significant hurdles in housing development:

1. The exorbitant cost of construction materials, further inflated by hefty shipping expenses.
2. The immediate burden of property taxes on newly constructed homes and rental properties.

These factors have created a stagnant housing market, deterring both private and public developers from investing in our community's future.

## Our Proposal: A Two-Pronged Approach

We propose two innovative measures that will not drain city resources but will demonstrate Dillingham's commitment to growth and development:

### 1. Property Tax Exemption for New Construction

Following the successful model implemented in Wasilla, we propose exempting newly constructed rental properties and homes within Dillingham from real property taxation for a period of 5-10 years.

#### Benefits:

- Stimulates economic growth by encouraging construction projects
- Creates jobs in the construction sector and related industries
- Attracts outside investment to our community
- Increases long-term tax revenue through expanded housing stock
- Helps retain current residents and attract new ones

## 2. Reduced Shipping Fees for Building Materials

We propose exempting or significantly reducing the wharf, handling, and tariff fees for shipping building materials intended for new home and rental property construction within Dillingham.

### Benefits:

- Directly lowers construction costs, making projects more viable
- Encourages the use of higher-quality, more durable materials
- Supports local construction companies and suppliers
- Sets Dillingham apart as a forward-thinking, development-friendly community

### Implementation Strategy

To ensure the success of these initiatives, we propose the following approach:

1. **Pilot Program:** Begin with a targeted pilot in a specific area or for a particular type of development.
2. **Clear Eligibility Criteria:** Establish transparent guidelines to ensure the incentives are used as intended.
3. **Regular Review:** Conduct annual assessments to measure the program's effectiveness and make necessary adjustments.
4. **Community Engagement:** Host town halls and workshops to gather input and build community support.
5. **Economic Impact Study:** Partner with local economists to project the long-term benefits of these initiatives.

### Addressing Potential Concerns

We anticipate and are prepared to address several potential concerns:

- **Maintaining City Services:** We will present a detailed plan to ensure essential services remain fully funded during the tax exemption period.
- **Preventing Abuse:** Strict oversight measures will be implemented to prevent any misuse of these incentives.
- **Long-term Financial Impact:** Our projections show that the increased tax base after the exemption period will more than offset the initial revenue deferment.

### The Broader Impact

This initiative extends far beyond just creating more housing. It's about building a stronger, more vibrant Dillingham:

- **Economic Diversification:** A thriving construction sector can help reduce our economic reliance on seasonal industries.

- **Attracting Professionals:** Improved housing options will make it easier to attract and retain teachers, healthcare workers, and other professionals crucial to our community's well-being.
- **Community Health:** Better housing directly correlates with improved health outcomes and overall quality of life.
- **Environmental Considerations:** By enabling the use of modern, energy-efficient materials, we can reduce our community's carbon footprint.

## Call to Action

Dillingham stands at a crossroads. We can choose to maintain the status quo and watch as our housing crisis deepens, or we can take bold, proactive steps towards a brighter future. This proposal offers a path forward that is both ambitious and achievable.

Together, we can build a Dillingham that not only meets the needs of our current population but is poised for sustainable growth and prosperity in the years to come.

Let's seize this opportunity to show that Dillingham is not just a great place to visit, but an even better place to call home.

Thank you for your consideration.

**Mayor**  
Alice Ruby

**City Manager**  
Dan Decker



**Dillingham City C**

Section . Item #2.

Bertram Luckhurst  
Michael Bennett  
Steven Carriere  
Curt Armstrong  
Kaleb Westfall  
Kevin McCambley

## MEMORANDUM

**Date:** December 30, 2024  
**To:** Dan Decker, City Manager  
**From:** Christopher Maines, Planning Director  
**Subject:** January 2025 Monthly Report

---

*First and foremost, Happy New Years! I am looking forward to 2025 and another productive year for the City of Dillingham.*

### **Planning Commission Activities:**

In the month of December, we postponed our meeting. Our next meeting is scheduled for January 8<sup>th</sup>, 2024. We currently have the preliminary plat for the creation of a new subdivision, and two replats of existing subdivisions.

### **Planning Department Activities:**

Our City Manager and I have been working alongside the Alaska DEC for the SRF Loan application process for the water line extension to Dillingham Airport. As of this report the application draft is online in their system for the design phase. We are currently meeting the timeline our City Manager established to have the application completed by February 2025.

Our Public Works Director and I met with Domenic Calabro, Pollution Prevention & Communities Branch Land, Chemicals, and Redevelopment Division U.S. EPA, Region 10. The purpose of this meeting was to review the senate appropriation for the landfill improvements project. The initial project outline did not meet the current needs of the landfill in its current state. We received directions from the EPA on the flexibility of the appropriation and to clarify with Senator Murkowski's Office before moving forward on the request for funds. A letter is being drafted with the points outlined by our Public Works Director and I am hopeful we will get the changes we need so we can start the NEPA process.

I completed my certificate program for ARCGIS. I will be coordinating with our provider to begin the lengthy process of updating our online City Map.

The staff nominations for the CIP List have been received. Public announcements CIP list began advertising following the last City Council meeting. I have also reached out to the Dillingham City School District at the request of Mayor Ruby for their CIP list as well. I have not received any nominations yet from the general public, but it is still early in the process.

I will be taking the updated comprehensive plan that was developed through Agnew Beck and the Planning Commission and begin scheduling public meetings. I am hoping to have a schedule developed by January and will update the Planning Commission and the City Council on the next steps.

At the request of our City Manager, I ordered a sample kit to test PFAS contamination at the Lake Road Fire Station. This was in response to a concerned citizen who lives within the vicinity of the property. The kit was received, and the well was sampled on December 25<sup>th</sup>, 2024, by me. I followed the chain of custody protocol and sent the samples out to the lab in California the following day. When I receive the results I will forward them to our City Manager.

**Ongoing Projects:**

I was overjoyed to see the priority list the Council has developed in December, as it works in tandem with the things I have been working on. Attached to this report are two items. The first involves the municipal property disposal code. This works alongside the council's priority list and would be a good place to start. The second attachment is my proposal for housing development within the City of Dillingham. These two items can be addressed and reviewed by the Council. At the last City Council meeting it was proposed that staff put together a meeting of the public to discuss land development and housing. I think it is necessary that we take these proposals into consideration and involve them in that process as well. Thank you for your consideration.

- Attachments:** Proposed Amendments to Chapter 5.30: Municipal Property Disposal Code
- Revitalizing Dillingham: A Bold Initiative for Housing Development

# Proposed Amendments to Chapter 5.30: Municipal Property Disposal Code

## Purpose and Need for Action

The City of Dillingham faces increasing demands for housing development and efficient utilization of municipal property. The current municipal code, while providing a solid foundation for property disposal, lacks specific provisions to effectively promote and ensure housing development. The proposed amendments aim to create a more robust framework that will facilitate residential development while protecting the City's interests.

## Current Challenges

1. Limited Housing Development Focus The existing code treats all property disposals similarly, without specific provisions for promoting housing development. This one-size-fits-all approach doesn't address the unique requirements and timelines associated with residential development projects.
2. Insufficient Development Requirements Current disposal procedures lack mechanisms to ensure that properties sold for development actually result in new housing construction. Without specific requirements and timelines, properties may remain undeveloped after disposal.
3. Pricing Inflexibility The requirement to sell at appraised value may discourage development by not accounting for infrastructure costs or community benefits that developers must provide.
4. Limited Selection Methods The current disposal methods don't include modern procurement approaches like Request for Proposals (RFP), which could help select the most qualified developers and best project proposals.

## Proposed Solutions

The recommended amendments address these challenges through several key changes:

1. Housing Development Framework
  - o Creates a specific category for housing development disposals
  - o Establishes clear requirements for number of units and development timelines
  - o Provides priority consideration for projects including affordable housing
  - o Ensures developments align with community needs
2. Enhanced Accountability
  - o Requires detailed development plans and project timelines
  - o Mandates evidence of financing capability
  - o Requires performance bonds to secure development commitments
  - o Strengthens reversionary clauses with specific milestones
3. Flexible Pricing Structure
  - o Allows price adjustments based on development commitments
  - o Considers infrastructure costs borne by developers
  - o Values inclusion of affordable housing units

- Accounts for broader economic benefits to the community
- 4. Modernized Selection Process
  - Introduces RFP process for complex development projects
  - Establishes clear evaluation criteria
  - Enables selection based on developer qualifications and project quality
  - Maintains transparency in selection process

### **Expected Benefits**

1. Increased Housing Development
  - More effective conversion of municipal property into housing
  - Faster development timelines
  - Greater variety of housing options
  - Potential inclusion of affordable units
2. Economic Benefits
  - Expanded tax base
  - Increased construction activity
  - Job creation
  - Infrastructure improvements
3. Administrative Improvements
  - Clearer guidelines for staff and developers
  - More efficient disposal process
  - Better protection of city interests
  - Improved monitoring of development progress
4. Community Benefits
  - Addresses housing needs
  - Promotes planned development
  - Ensures quality construction
  - Supports community growth

### **Implementation**

The proposed amendments can be implemented immediately upon adoption. The City Manager's office will:

- Develop standard forms and procedures
- Create RFP templates
- Establish monitoring protocols
- Train staff on new requirements

### **Fiscal Impact**

The proposed amendments may result in:

- Potential short-term reduction in property sale revenues due to price flexibility
- Long-term increase in tax revenue from developed properties
- Reduced maintenance costs for disposed properties
- Increased administrative efficiency

### **Recommendation**

The Planning Director recommends that the City Council adopt the proposed amendments to Chapter 5.30 of the Municipal Code. These changes will create a more



effective framework for converting municipal property into needed housing while protecting the City's interests and promoting community development.

**AN ORDINANCE OF THE CITY OF DILLINGHAM, ALASKA, AMENDING CHAPTER 5.30 OF THE DILLINGHAM MUNICIPAL CODE RELATING TO DISPOSAL OF MUNICIPAL PROPERTY TO PROMOTE HOUSING DEVELOPMENT (Proposed)**

THE CITY COUNCIL OF THE CITY OF DILLINGHAM DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendment of Section 5.30.020 Section 5.30.020(A) of the Dillingham Municipal Code is hereby amended to add:

- 8. Development Requirements. For housing development disposals, specific requirements including:
  - a. Number of housing units to be constructed
  - b. Development timeline
  - c. Design standards or requirements
  - d. Infrastructure requirements

Section 2. Amendment of Section 5.30.020 Section 5.30.020 of the Dillingham Municipal Code is hereby amended to add:

C. For disposals promoting housing development, the city council may consider adjusting the sale price below appraised value based on:

- 1. The number of housing units to be developed
- 2. Infrastructure costs to be borne by the developer
- 3. Inclusion of affordable housing units
- 4. Expected economic benefit to the community

Section 3. Amendment of Section 5.30.040 Section 5.30.040 of the Dillingham Municipal Code is hereby amended to add:

E. Request for Proposals (RFP) for Housing Development. The city may solicit proposals from developers through a competitive RFP process when the primary purpose is housing development. The RFP shall specify:

- 1. Minimum number of housing units required
- 2. Development timeline requirements
- 3. Design standards
- 4. Infrastructure requirements
- 5. Evaluation criteria for proposal selection

Section 4. Amendment of Section 5.30.070 Section 5.30.070 of the Dillingham Municipal Code is hereby amended to add:

B. For housing development disposals, the successful bidder must submit within 60 days:

- 1. Detailed development plans
- 2. Project timeline
- 3. Evidence of financing capability
- 4. Performance bond or similar security

Section 5. Amendment of Section 5.30.080 Section 5.30.080 of the Dillingham Municipal Code is hereby amended to add:

E. Disposal for Housing Development. The city council may dispose of real property to promote housing development under the following conditions:

1. A finding that the property will be developed for residential housing within a specified timeframe
2. Requirements for the minimum number of housing units to be constructed
3. A development timeline with specific milestones for permitting, construction start, and completion
4. A reversionary clause if development milestones are not met
5. Priority consideration for projects that include affordable housing units

Section 6. Amendment of Section 5.30.090 Section 5.30.090 of the Dillingham Municipal Code is hereby amended to add:

B. For housing development disposals, the reversionary clause shall include specific development milestones and completion deadlines. The city council may grant extensions for good cause shown.

Section 7. Severability If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 8. Effective Date This ordinance shall become effective immediately upon passage and publication as required by law.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on

\_\_\_\_\_.

\_\_\_\_\_  
Alice Ruby, Mayor

ATTEST:

[SEAL]

\_\_\_\_\_  
Abigail Flynn, City Clerk

**Chapter 5.30**  
**DISPOSAL OF REAL PROPERTY (EXISTING CODE)**

Sections:

- 5.30.010 City rights and powers.
- 5.30.020 Procedures.
- 5.30.030 Public notice.
- 5.30.040 Method of disposal.
- 5.30.050 Selection of a successful bidder.
- 5.30.060 Appeal.
- 5.30.070 Completion of bid requirements.
- 5.30.080 Types of disposals.
- 5.30.090 Reversionary clauses.
- 5.30.100 Leases, easements and rights-of-way.
- 5.30.110 Disposal of foreclosed property.

**5.30.010 City rights and powers.**

- A. The city may sell, exchange, grant, dedicate, donate or otherwise dispose of city real property by any lawful means, as long as it follows the requirements of this title.
- B. The city may dispose of real property when the city council finds that it is no longer needed for municipal purposes or the conveyance will promote a public purpose. The disposal ordinance which approves the disposal will include a statement of finding.
- C. All disposals will be conducted in a fair and impartial manner. The city will have and may exercise all rights and powers in the disposal of real property as if the city were a private person.
- D. Any document which is required to carry out the land decisions of the city council will be signed by the mayor, and attested by the city clerk or notarized. Whenever possible, the form of conveyance will be reviewed by the city attorney.
- E. The city manager will furnish the city council with a summary which describes land title, the current city land inventory, and any anticipated problems which may occur in disposing the property. (Ord. 94-16 (part), 1995.)

**5.30.020 Procedures.**

- A. All disposals will be by ordinance. The ordinance will include:
  - 1. Finding. A finding that the property is no longer needed for municipal purposes. If the property is being disposed at less than the appraised value, the reasons will be included in the finding.
  - 2. Statement of Facts. A statement of facts which supports the finding.
  - 3. Property Description. A legal description of the property.
  - 4. Purpose or Type of Disposal. A description of the type of disposal (for example public, or economic development).
  - 5. Method of Disposal. A description of the method of disposal (for example, auction, lottery, negotiated sale or donation).

6. Property Value. A description of the appraised property value and how it is determined (for example, appraisal or a letter of opinion).

7. Public Notice. A description of the time, place and specific steps which will be followed to conduct the disposal.

B. The city council will describe the appraised value of property in the ordinance for the disposal. The value of the property will be appraised value as determined by an appraisal or a letter of opinion prepared by a qualified appraiser or assessor. The appraisal will have been made within one hundred eighty days prior to council action. (Ord. 94-16 (part), 1995.)

**5.30.030 Public notice.**

A. At least thirty days is required between the time a disposal ordinance is introduced and the time that it is finally adopted by the city council. Once an ordinance is introduced, it will be posted at those places outlined in municipal code for thirty days and may serve as the only public notice of disposal. (Ord. 94-16 (part), 1995.)

**5.30.040 Method of disposal.**

The city may dispose of municipal land using one of the following methods:

A. Sealed bid auction, with the property being sold to the qualified bidder who submits the highest sealed bid by the date and time specified in the notice and according to instructions to bidders. The minimum bid shall be the appraised value of the property as described in Section 5.30.020B, unless otherwise provided for in this title;

B. Public outcry auction, with the property being sold at a public auction to the qualified bidder who makes the highest bid. The minimum bid shall be the appraised market value of the property as determined in Section 5.30.020B, unless otherwise provided for in this title;

C. Negotiated sale or exchange. City land may be sold or exchanged by negotiation to a selected buyer or grantee if the city council determines that the sale or exchange is needed to protect or promote the public interest and the buyer or grantee has been selected without unfair discrimination among similarly situated persons;

D. Grant or donation. The city council may grant or dedicate real property to a municipality, state or federal entity, nonprofit corporation or association, or a Native village council, without a public sale and for consideration agreed upon between the city and the grantee if the city council finds that the grant or dedication is beneficial to the public. (Ord. 94-16 (part), 1995.)

**5.30.050 Selection of a successful bidder.**

A. If there is more than one bid at public auction or by sealed bid for a particular lot or group of lots, the lot or lots will be sold to the highest bidder. The highest bidder will be the one whose bid represents the highest total price for the property interest. In the event that two or more parties submit high but identical bids, the city council may determine the successful bidder by lot or reject all bids.

B. If it is determined that there are no acceptable offers, the city manager may negotiate for the sale or lease. However, the city council must by resolution approve the terms and price prior to entering into a written agreement.

C. In the event that the high bidder defaults, the city manager may offer the parcel over-the-counter disposal for an amount equal to the high bid offered. (Ord. 94-16 (part), 1995.)

**5.30.060 Appeal.**

A bidder may appeal the city manager’s determination of the apparent high bidder or irregularities in the bid process to the city council within ten working days following determination. The appeal must be in writing and contain a short statement about the grounds for an appeal. The city council will review the appeal within twenty days of receipt and rule. (Ord. 94-16 (part), 1995.)

**5.30.070 Completion of bid requirements.**

Following the appeal or the council’s ruling, the city manager will notify the successful bidder that the city is preparing to issue an appropriate lease, deed or sales contract. Upon receipt of the notice, the bidder is granted thirty calendar days to send in any bid balance due and in addition, will complete all necessary documents. (Ord. 94-16 (part), 1995.)

**5.30.080 Types of disposals.**

The disposals described in this section can be authorized by the city council for less than the appraised value of the real property and may be exempted by the city council from the disposal methods described in Section [5.30.040](#) A through C. The ordinance which authorizes the disposal must comply with all other sections of this title.

A. Disposal for Public Purposes. The city council may dispose of real property to a municipality, state or federal entity, nonprofit corporation or association, or a Native village council, when the disposal is for a public purpose. This type of disposal is required to follow these requirements:

- 1. A finding that the disposal to the entity promotes a public purpose and a statement of facts supporting the finding;
- 2. A condition that the title may revert to the municipality in the event that the property is no longer used for the public purpose justifying the disposal; and
- 3. A waiver from the Native village council from any immunity from suit for the purpose of enforcing the reversion provision, if the disposal is to a Native village council.

B. Disposal for Economic Development. The city council may dispose of real property or an interest in real property to any person or entity to promote local trade or industry. The following requirements must be included in the non-code ordinance:

- 1. A finding that the property or interest in property being disposed of will be used to further local trade or industry; and
- 2. A condition that title will revert to the municipality in the event that the property is no longer used for the local trade or industry justifying the disposal.

C. Disposal to Settle Claims of Equitable Interest. The city may convey property to a person or entity who has a valid claim of equitable interest in the property or in a substantial improvement located upon the property.

D. Miscellaneous Disposals. The city council may settle disputed claims or litigation authorizing disposal of real property or an interest in real property. (Ord. 94-16 (part), 1995.)

**5.30.090 Reversionary clauses.**

When a reversionary clause is included in a disposal conveyance and the condition of the reversionary clause is violated, the city council may decide whether the property should revert to the city. A decision to enforce a reversionary clause may be done by resolution. Any real property reconveyed to the city under a reversionary clause will be by quitclaim deed. If the city does not enforce a violation of a reversionary clause, it retains the right to enforce subsequent violations. (Ord. 94-16 (part), 1995.)

**5.30.100 Leases, easements and rights-of-way.**

Disposal of interest by lease, grant of easement, or right-of-way will follow the requirements of this title. The terms and conditions of leases, easements and rights-of-way will be established by the city council for each disposal. (Ord. 94-16 (part), 1995.)

**5.30.110 Disposal of foreclosed property.**

A. Property obtained by clerk’s deed, foreclosure, or judicial order or decree is exempt from Sections [5.30.020](#) and [5.30.030](#) and subject to disposal according to the provisions of this section if disposal occurs within five years of the city obtaining the property or within ten years if the property is repurchased by the former record owner.

B. Other than repurchase by the former record owner, disposal under this section shall be by non-code ordinance conforming to the requirements of this section and other applicable code, statutory, or judicial requirements.

C. All ordinances required by this section must state:

- 1. The legal description of the property;
- 2. The address or a general description of the property sufficient to provide the public with notice of its location;
- 3. The name of the last known record owner of the property;
- 4. The means or action by which the city obtained the property; and
- 5. Whether the former owner shall be entitled to apply for remittal of any portion of sale proceeds.

D. An ordinance authorizing sale by auction must additionally state the method or methods of auction authorized. The ordinance may, but is not required to, state a minimum sale price.

E. An ordinance authorizing disposal of a type authorized by Section [5.30.080\(A\)](#) must additionally comply with the relevant requirements of that section. A disposal of this type is also considered property retained by the city for a public purpose.

F. Sale to the former record owner is authorized without ordinance if the former owner’s statutory or code right to repurchase the property has not expired.

G. The city may sell property containing a residential building to a person, other than the former record owner or a person sharing a dwelling unit with the former record owner, who has a valid claim of a substantial equitable interest in the property or in a substantial improvement located upon the property for an amount equal to the tax

assessed value of the property, or, if the property is sold by auction, and if the person otherwise is in full conformity with the invitation for bids, the recognized equitable interest holder shall be considered as high bidder if the interest holder's bid is no more than twenty percent less than the highest bid received from a bidder not having an equitable interest recognized by the city manager in accordance with this section.

1. The determination of a valid claim of a substantial equitable interest in the property or in a substantial improvement located upon the property shall be made by the city manager upon proof provided by the claimant and solely at the city manager's discretion.
2. A claimant who seeks a bidder preference under this subsection must present the claim and supporting evidence to the city manager no later than five business days after an ordinance authorizing disposal of the property is set for public hearing.
3. Under this subsection, occupancy of the property, or a portion thereof, as a primary residence for two years or more prior to the date the foreclosure action was filed may be considered a substantial equitable interest by the city manager.
4. In this subsection, "residential" means a building or area of buildings used primarily as dwelling units and "dwelling unit" means a room or group of rooms intended for use as living quarters for one family, including washing, sleeping, cooking and eating facilities. (Ord. 15-12 § 2, 2015.)

# Revitalizing Dillingham: A Bold Initiative for Housing Development

## Introduction

Dillingham, Alaska, a community rich in culture and natural beauty, faces a critical juncture in its development. Like many remote Alaskan towns, we grapple with a pressing housing crisis that threatens our ability to grow, retain our population, and attract vital professionals to our community. Today, we present a visionary yet practical approach to address this challenge head-on, drawing inspiration from successful initiatives in other Alaskan communities while tailoring solutions to Dillingham's unique needs.

## The Challenge

Our community faces two significant hurdles in housing development:

1. The exorbitant cost of construction materials, further inflated by hefty shipping expenses.
2. The immediate burden of property taxes on newly constructed homes and rental properties.

These factors have created a stagnant housing market, deterring both private and public developers from investing in our community's future.



# Our Proposal: A Two-Pronged Approach

We propose two innovative measures that will not drain city resources but will demonstrate Dillingham's commitment to growth and development:

## 1. Property Tax Exemption for New Construction

Following the successful model implemented in Wasilla, we propose exempting newly constructed rental properties and homes within Dillingham from real property taxation for a period of 5-10 years.

### Benefits:

- Stimulates economic growth by encouraging construction projects
- Creates jobs in the construction sector and related industries
- Attracts outside investment to our community
- Increases long-term tax revenue through expanded housing stock
- Helps retain current residents and attract new ones

## 2. Reduced Shipping Fees for Building Materials

We propose exempting or significantly reducing the wharf, handling, and tariff fees for shipping building materials intended for new home and rental property construction within Dillingham.

### Benefits:

- Directly lowers construction costs, making projects more viable
- Encourages the use of higher-quality, more durable materials
- Supports local construction companies and suppliers
- Sets Dillingham apart as a forward-thinking, development-friendly community

## Implementation Strategy

To ensure the success of these initiatives, we propose the following approach:

1. **Pilot Program:** Begin with a targeted pilot in a specific area or for a particular type of development.
2. **Clear Eligibility Criteria:** Establish transparent guidelines to ensure the incentives are used as intended.
3. **Regular Review:** Conduct annual assessments to measure the program's effectiveness and make necessary adjustments.
4. **Community Engagement:** Host town halls and workshops to gather input and build community support.

- 5. **Economic Impact Study:** Partner with local economists to project the long-term benefits of these initiatives.

## Addressing Potential Concerns

We anticipate and are prepared to address several potential concerns:

- **Maintaining City Services:** We will present a detailed plan to ensure essential services remain fully funded during the tax exemption period.
- **Preventing Abuse:** Strict oversight measures will be implemented to prevent any misuse of these incentives.
- **Long-term Financial Impact:** Our projections show that the increased tax base after the exemption period will more than offset the initial revenue deferment.

## The Broader Impact

This initiative extends far beyond just creating more housing. It's about building a stronger, more vibrant Dillingham:

- **Economic Diversification:** A thriving construction sector can help reduce our economic reliance on seasonal industries.
- **Attracting Professionals:** Improved housing options will make it easier to recruit and retain teachers, healthcare workers, and other professionals crucial to our community's well-being.
- **Community Health:** Better housing directly correlates with improved health outcomes and overall quality of life.
- **Environmental Considerations:** By enabling the use of modern, energy-efficient materials, we can reduce our community's carbon footprint.

## Call to Action

Dillingham stands at a crossroads. We can choose to maintain the status quo and watch as our housing crisis deepens, or we can take bold, proactive steps towards a brighter future. This proposal offers a path forward that is both ambitious and achievable.

Together, we can build a Dillingham that not only meets the needs of our current population but is poised for sustainable growth and prosperity in the years to come.

Let's seize this opportunity to show that Dillingham is not just a great place to visit, but an even better place to call home.

Thank you for your consideration.



## Dillingham Harbor Lease Lots Replat Summary

---

The purpose of this replat is to shift the common line between Lot 2 and Lot 3a South 60 ft. Additionally it includes a dedicated public access easement and a utility easement for Nushagak Electric to repair the damaged buried powerline on the South End of the Dillingham Boat Harbor.

The Planning Director recommends approving the preliminary plat.



# Preliminary Platting Application

Section . Item #3.

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: EDGE Survey & Design, LLC  
Mailing Address: 8000 King Street, Anchorage, AK 99518  
Telephone: cell (707)529-4960 (Roni) cell (907) 250-1805 (Ryan)  
Email: roni@edgesurvey.net and/or ryan@edgesurvey.net  
Surveyor: EDGE Survey & Design, LLC (Veronica Bojko, PLS & Ryan Sorensen, PLS)

## Property Information

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

Lot 2, Plat No. 2012-13 & Lot 3A, Plat No. 2014-10, BBRD

Please include Section: Section 21 T 13S R 55W

Total Acreage: 1.87 ac No. of Lots Resulting: 2 Size each lot: 2A = 0.80 ac; 3B = 1.07 ac

Describe the proposed change: Shift the existing common line between Lot 2 & Lot 3a south 60 feet and dedicate a public access easement

Proposed name (non-duplicate/unique) for new subdivision: Harbor Lease Lots - Replat

## For VACATION, Complete This Section

Legal description of area to be vacated: N/A

- 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): \_\_\_\_\_

**Attachments Required (all applications)**

- 1. Twelve (12) copies of a clean, legible, accurate, to scale, preliminary plat with proposed subdivision name and legal description in the Title Block. See Preliminary Submittal Checklist for platting details.

Included in Submittal Package

- 2. Planning Director will provide notification of subdivision application to and solicit comments from affected agencies and adjacent landowners. Agencies to be contacted are as follows:

- |   |                                      |   |
|---|--------------------------------------|---|
| <input type="checkbox"/> ADF&G              | <input type="checkbox"/> BBNA        | <input type="checkbox"/> BBNC                 |
| <input type="checkbox"/> BIA                | <input type="checkbox"/> Choggiung   | <input type="checkbox"/> City of Dillingham   |
| <input type="checkbox"/> Corps of Engineers | <input type="checkbox"/> DNR         | <input type="checkbox"/> DOT                  |
| <input type="checkbox"/> GCI                | <input type="checkbox"/> Land Owners | <input type="checkbox"/> Nushagak Cooperative |

- 3. Appropriate fee. Preliminary Plat Application \$100 + \$10 per lot

Check for \$120 Included in Submittal Package

- 4. Current certificate to plat (or title report) for all properties involved in the plat with legible copy of all documents identified within that report.

Included in Submittal Package

- 5. Any property owner agreements, such as restrictive covenants or easements.

Included in Submittal Package

- 6. 8 1/2" x 11" transparency of preliminary sketch suitable for overhead projection of the proposed plat and all previous plats if applicable (check with planning dept).

Included in Submittal Package

- 7. Owner signatures on attached form.

Included in Submittal Package

- 8. Variance form if needed.

N/A

- 9. Section line easement research.

N/A

- 10. Completed Preliminary Submittal Checklist.

Included in Submittal Package


*Note that within twelve (12) months after Planning Commission approval, a suitable plat or final document(s) meeting the conditions of the Planning Commission and requirements of the Dillingham Municipal Code must be prepared and submitted to the Planning Department by a Registered Land Surveyor. Taxes may NOT be delinquent.*

### 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) Robert Cambron, <sup>President</sup>~~Manager~~ Greatland Auto Parts, LLC Phone: (907)529-7867  
 Signature:   
 Mailing Address: 3060 N. Lazy Eight Court, Suite 2 #111, Wasilla, AK 99654  
 Property Owned: Lot 2, Plat No. 2012-13 (Proposed Lot 2A)

Name: (print) Daniel Decker, Acting City Manager City of Dillingham Phone: (907)842-5148  
 Signature: \_\_\_\_\_  
 Mailing Address: P.O. Box 889, Dillingham, AK 99576  
 Property Owned: Lot 3A, Plat No. 2014-10 (Proposed Lot 3B)

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: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON; THAT I APPROVE THIS SURVEY AND PLAT AND DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, ALLEYS AND OTHER PUBLIC AREAS SHOWN HEREON.

CITY OF DILLINGHAM (LOT 3B) DATE PO BOX 889 DILLINGHAM, ALASKA 99576

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

GREATLAND AUTO PARTS LLC (LOT 2A) DATE ROBERT CAMBRON, MANAGER 3060 N. LAZY EIGHT COURT, SUITE 2 #111 WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

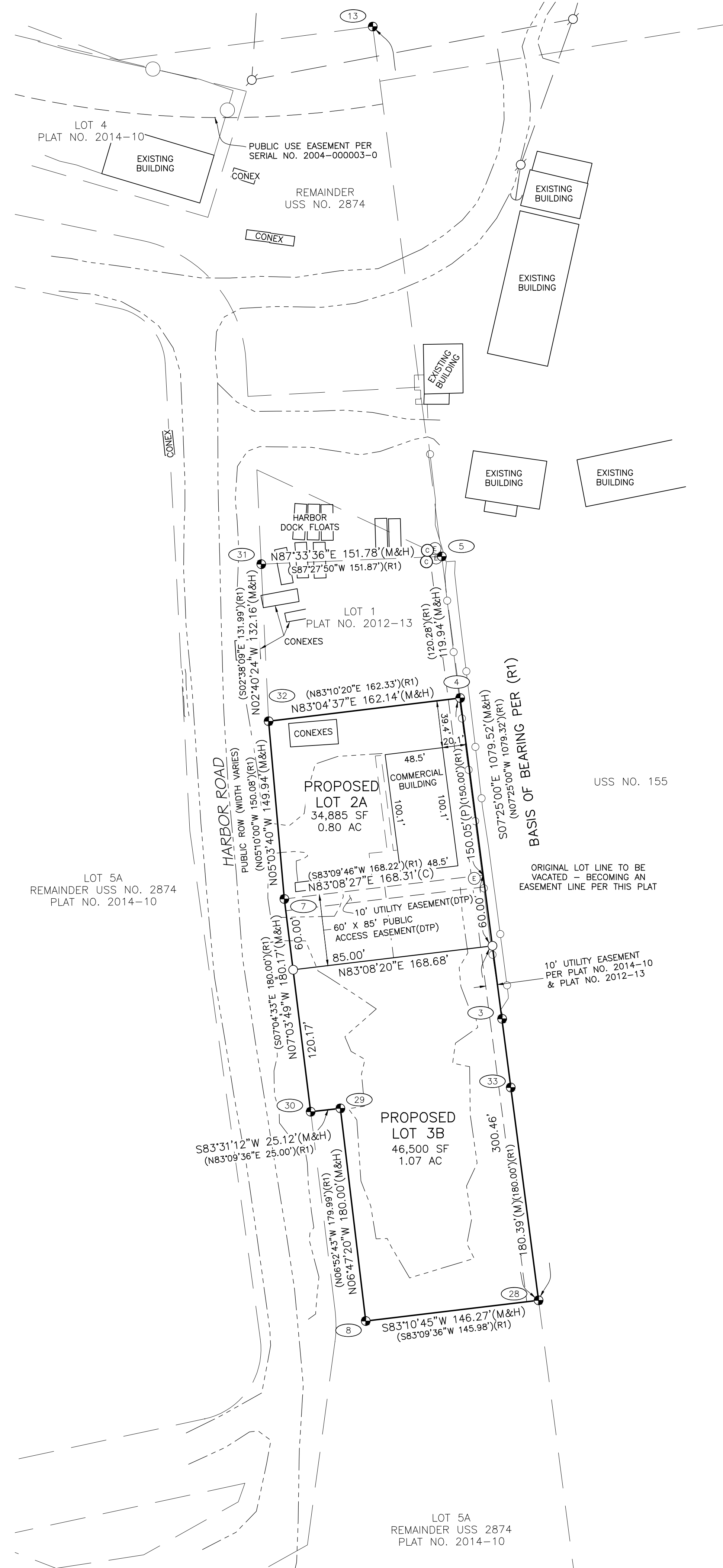
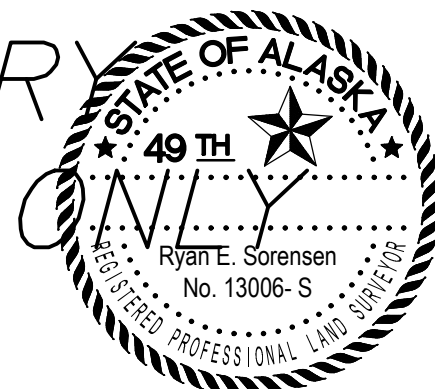
NOTES

- 1. THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE HARBOR LEASE LOTS RESUBDIVISION, PLAT NO. 2014-10, IN THE BRISTOL BAY RECORDING DISTRICT.
2. 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.
3. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS PROPERTY IS IN ZONE A6 AN AREA OF 100-YEAR FLOODING, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED; FLOOD INSURANCE RATE MAP NO. 0200410017B BEARING AN EFFECTIVE DATE OF SEPTEMBER 30, 1982 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
5. 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.
6. THIS PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET ELECTRIC EASEMENTS GRANTED TO NUSHAGAK ELECTRIC COOPERATIVE, INC. RECORDED DECEMBER 5, 1997 IN BK. 21, PG. 237 AND IN BK. 21, PG. 242, BOTH IN THE BRISTOL BAY RECORDING DISTRICT.
7. THIS PROPERTY IS SUBJECT TO THE ASSIGNMENT & ASSUMPTION OG GROUND LEASE RECORDED SEPTEMBER 8, 2021 UNDER SERIAL NO. 2021-000303-0 IN THE BRISTOL BAY RECORDING DISTRICT.

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: PRELIMINARY FOR REVIEW



LEGEND

- FOUND MONUMENT AS NOTED
MONUMENT SET THIS SURVEY
MONUMENT NUMBER
SANITARY SEWER MANHOLE
ELECTRIC VAULT
GUY WIRE
UTILITY POLE
UTILITY POLE
MEASURED
COMPUTED
HELD
PROPORTIONED
BRISTOL BAY RECORDING DISTRICT
RIGHT-OF-WAY
RECORD DATA PER PLAT NO. 2014-10, BBRD
DEDICATED THIS PLAT
SUBDIVISION BOUNDARY
INTERIOR LOT LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
FENCE LINE
OVERHEAD UTILITY
EDGE OF GRAVEL DRIVE
BUILDING OUTLINE

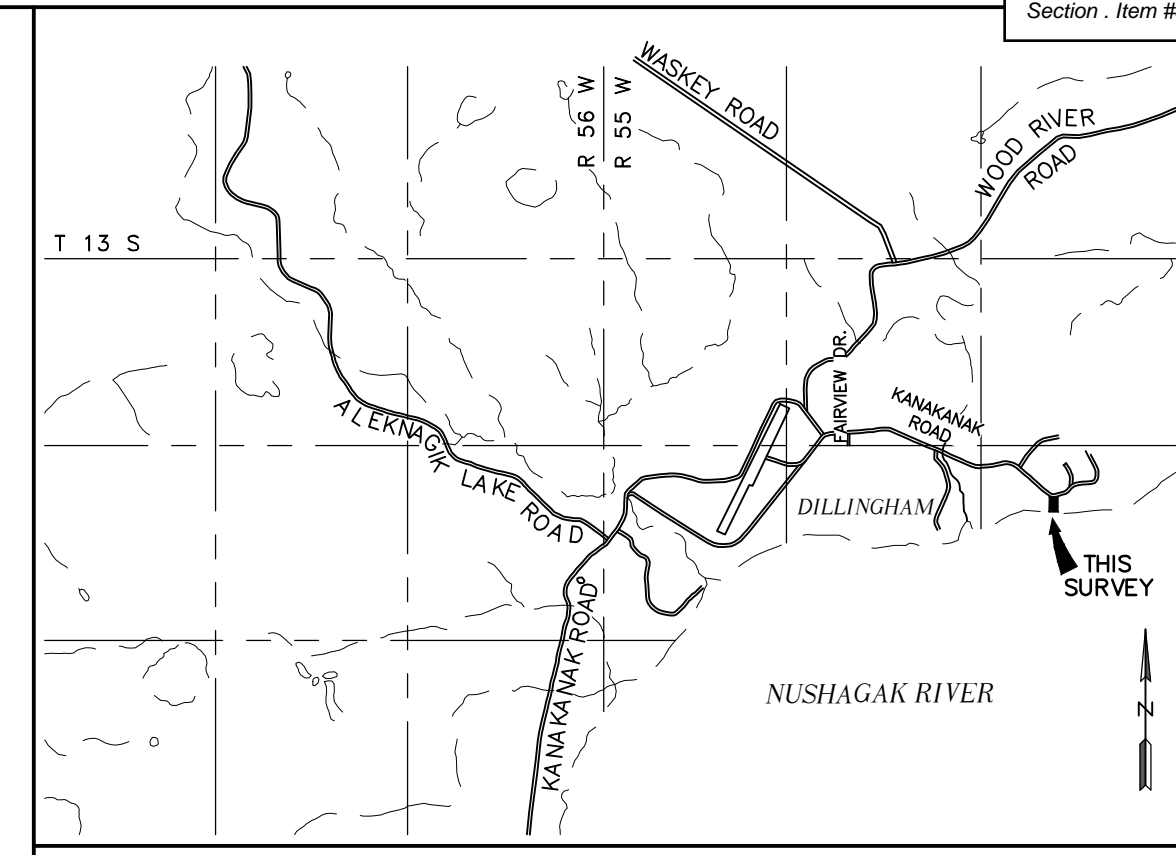
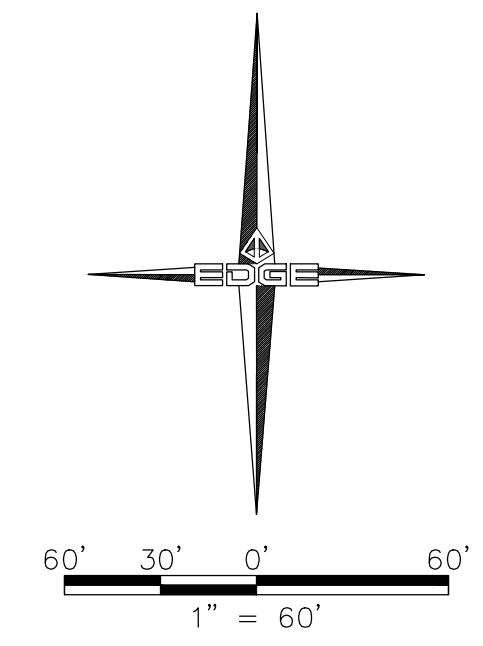
TYPICAL MONUMENT SET THIS SURVEY



SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

MONUMENT SUMMARY

- 3. FOUND 3" ALUMINUM CAP ON 2" POST 0.1' ABOVE GRADE IN GOOD CONDITION
4. FOUND 2" ALUMINUM CAP ON 5/8" REBAR FOUND DISTURBED
5. FOUND 3" ALUMINUM CAP ON 2" POST IN GOOD CONDITION
7. FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION
8. FOUND 2" ALUMINUM CAP ON 5/8" REBAR AT GRADE GOOD CONDITION
13. FOUND 3" BRASS CAP IN CASE ON 2" POST 0.85' BELOW RIM OF CASE IN GOOD CONDITION -HELD-
28. FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.2' ABOVE GRADE GOOD CONDITION -HELD-
29. FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.5' ABOVE GRADE GOOD CONDITION
30. FOUND 2" ALUMINUM CAP ON 5/8" REBAR AT GRADE GOOD CONDITION
31. FOUND 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION
32. FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION
33. FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' BELOW GRADE FOUND DISTURBED



VICINITY MAP T13S, R55W, S.M. ALASKA SOURCE: USGS QUADRANGLE DILLINGHAM (A-7) ALASKA DATED 1952

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

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, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

ALICE RUBY, MAYOR DATE

CITY CLERK DATE

TAX CERTIFICATION

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

CITY CLERK DATE

EDGE SURVEY AND DESIGN, LLC logo and contact information. PLAT OF HARBOR LEASE LOTS REPLAT NO. 2. A RE-SUBDIVISION OF LOT 2, HARBOR LEASE LOTS, PLAT NO. 2012-13 AND LOT 3A, HARBOR LEASE LOT RE-SUBDIVISION, PLAT NO. 2014-10 LOCATED WITHIN SECTION 21, T13S, R55W, S.M. AK BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT DILLINGHAM, ALASKA CONTAINING 1.87 ACRES



## Sayak Subdivision Preliminary Plat Summary

---

The purpose of this preliminary plat is to subdivide Lot 1 of Blackie's Knob Subdivision into a new subdivision. The new Subdivision will be legally named Sayak Subdivision and will consist of Lot 1 at 1.28 acres and Lot 2 at 1.02 acres respectively.

The Planning Director recommends approving the preliminary plat.



**17.07.070 Standard and abbreviated preliminary plat—Approval, conditional approval, denial.**

- A. The planning commission shall approve, conditionally approve, or deny the preliminary plat within sixty days of the official filing date or the preliminary plat is considered approved.
- B. The planning commission shall request that the subdivider consent to an extension of the sixty-day period if it is anticipated that no action will be taken within the sixty-day time frame and the planning commission has made a good faith attempt to review the plat.
- C. Approval of the preliminary plat shall entitle the subdivider to approval of the final plat if it conforms to the approved preliminary plat, complies with the conditions of approval placed on the subdivision by the planning commission, and complies with all other provisions of this title and all applicable statutes and regulations. (Ord. 90-03 § 1 (part), 1990.)

**17.11.030 Notice and procedure for abbreviated final plats.**

The final plat procedure for an abbreviated plat shall be the same as for a standard plat except that the final plat and subdivision improvements shall be approved or rejected administratively by the planning director rather than by the planning commission. (Ord. 90-03 § 1 (part), 1990.)

**17.11.040 Approval or denial for standard and abbreviated final plats.**

A. The planning commission, or in the case of abbreviated plats, the planning director, shall approve or deny the final plat and subdivision improvements within sixty days after a request for

---

The Dillingham Municipal Code is current through Ordinance 22-06, passed September 8, 2022.

---

approval is filed, or shall return the plat to the applicant for modification or correction and/or state what must be done to make the improvements acceptable to the city. Unless the applicant consents to an extension of time, the plat and subdivision are considered approved and a certificate of approval shall be issued by the planning director on demand if the planning commission fails to act within sixty days.

B. Any reasons for the rejection of the plat or subdivision improvements by the planning commission shall be stated in the minutes of the meeting and in the resolution rejecting the subdivision and a copy thereof shall be supplied to the applicant. Any reasons for the rejection of the plat or subdivision improvements by the planning director shall be stated in a letter.

C. The planning commission resolution announcing the rejection or the letter of rejection from the planning director shall be mailed certified, return receipt requested, to the applicant within five working days of the date of the decision. The notice shall reference the right to appeal a decision to the city council within thirty days from the date of the decision in accordance with Chapter [18.52](#) of this code. (Ord. 90-03 § 1 (part), 1990.)

**PLAT APPROVAL**

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

PRESIDING OFFICER-DILLINGHAM PLANNING COMMISSION

**TAX CERTIFICATION**

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

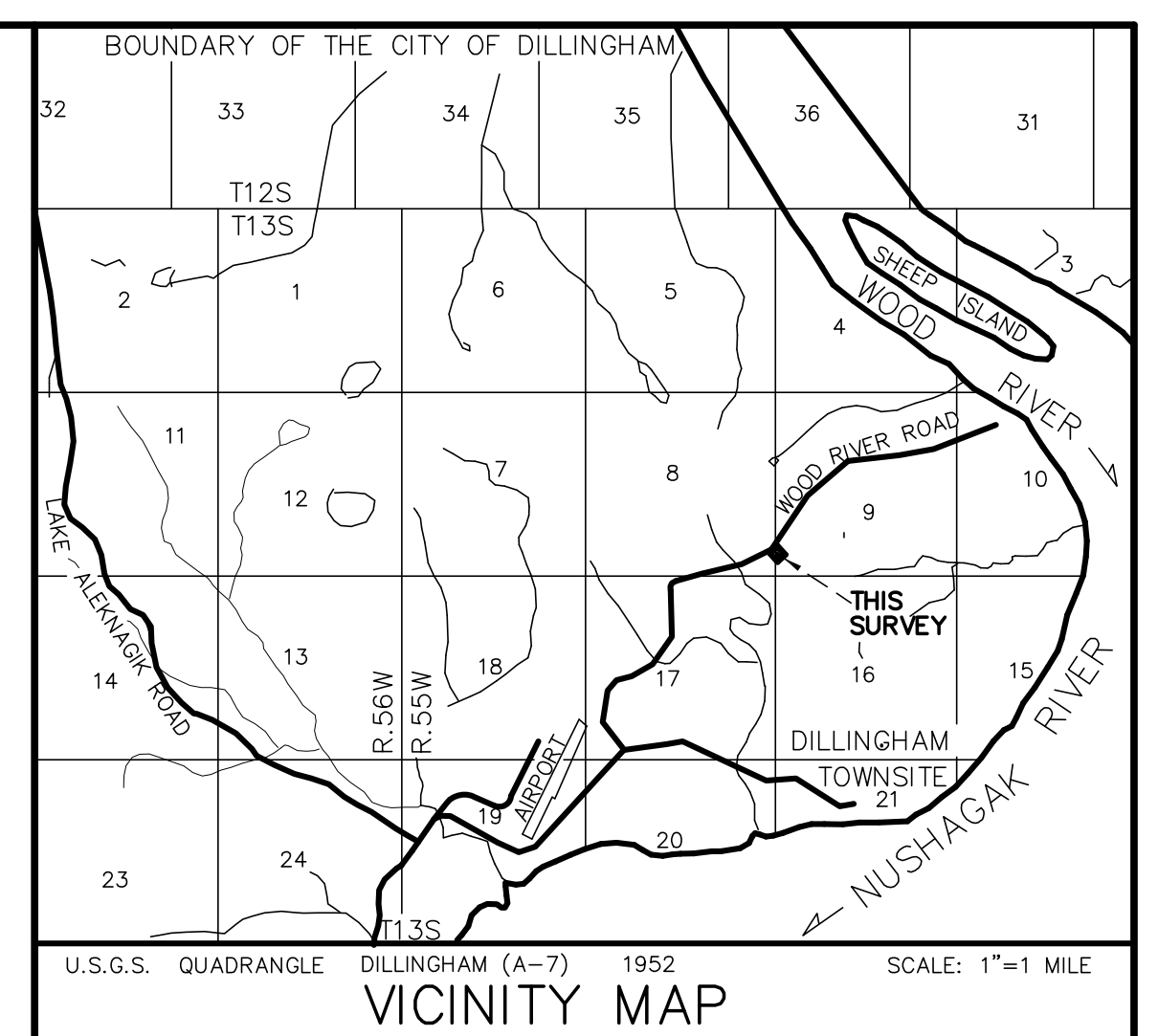
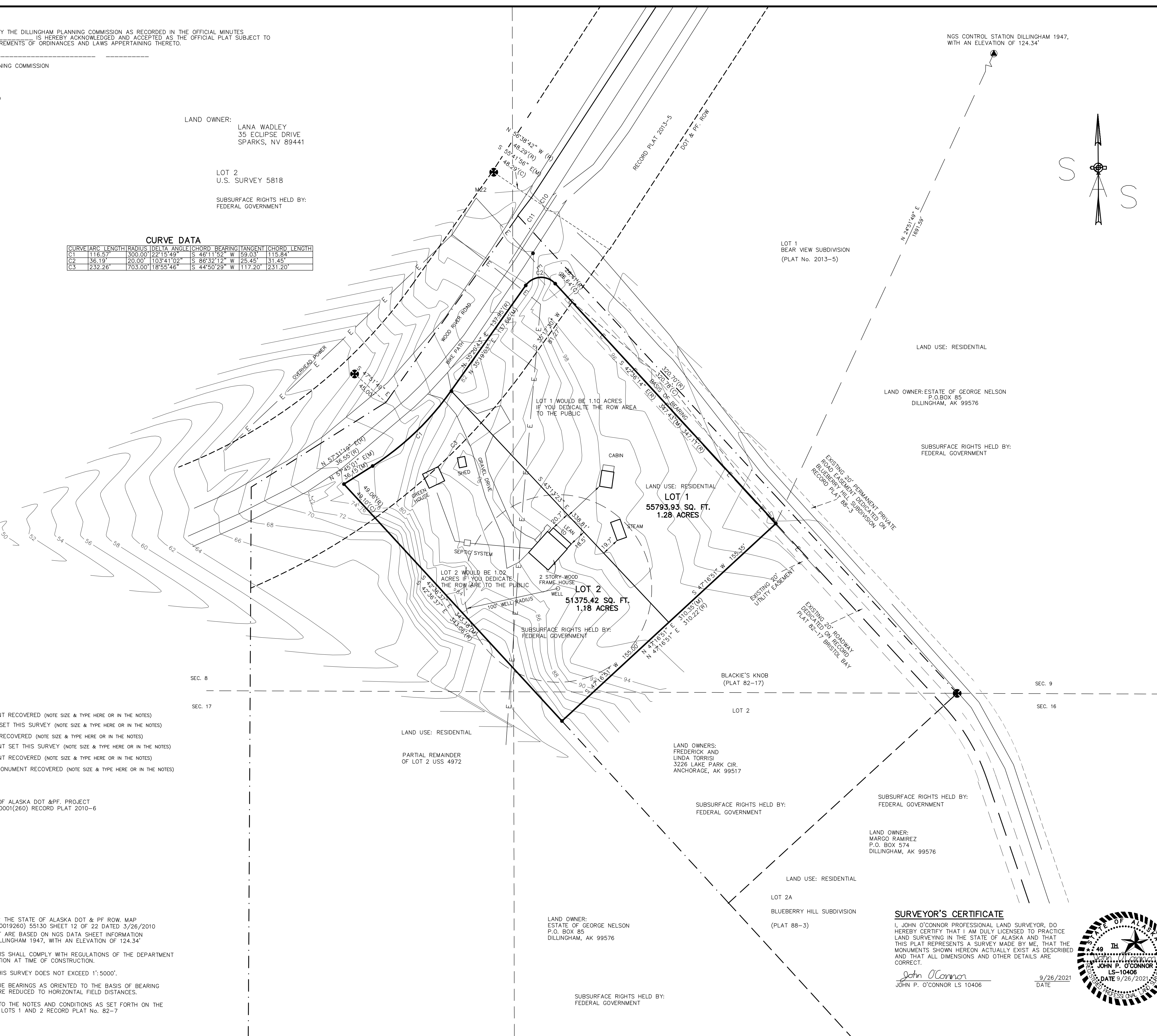
LAND OWNER:  
LANA WADLEY  
35 ECLIPSE DRIVE  
SPARKS, NV 89441

LOT 2  
U.S. SURVEY 5818

SUBSURFACE RIGHTS HELD BY:  
FEDERAL GOVERNMENT

**CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	TANGENT CHORD LENGTH
C1	116.57	300.00	22°15'49"	S 46°11'52" W 59.03	115.84
C2	36.19	20.00	103°41'02"	S 86°32'12" W 25.45	31.45
C3	232.26	703.00	18°55'46"	S 44°50'29" W 117.20	231.20



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1 OF BLACKIE'S KNOB LOTS 1 AND 2. WE APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR THE PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE \_\_\_\_\_  
 NORMAN ELLIS VAN VACOR  
 BOX 391  
 DILLINGHAM, AK 99576

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

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

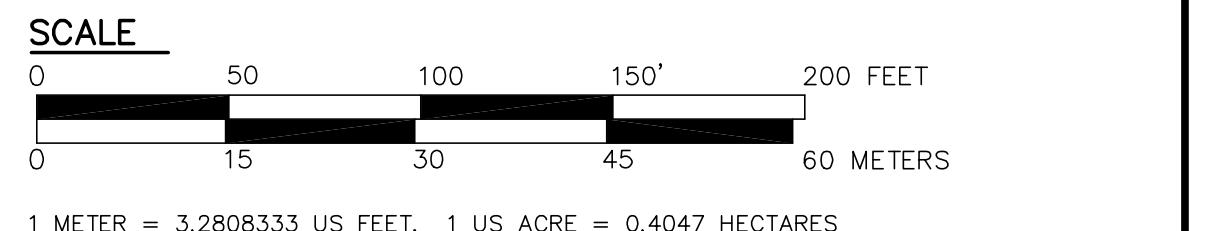
DATE \_\_\_\_\_  
 LYNN VAN VACOR  
 BOX 391  
 DILLINGHAM, AK 99576

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

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

- LEGEND**
- ⊕ GLO - BLM MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
  - ⊙ PRIMARY MONUMENT SET THIS SURVEY (NOTE SIZE & TYPE HERE OR IN THE NOTES)
  - ⊕ PRIMARY MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
  - SECONDARY MONUMENT SET THIS SURVEY (NOTE SIZE & TYPE HERE OR IN THE NOTES)
  - SECONDARY MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
  - ⊙ GEODETIC CONTROL MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
  - SURVEYED
  - UNSURVEYED
  - (R) RECORD PER STATE OF ALASKA DOT & PF. PROJECT ARA-HPP-EB;-PLD-0001(260) RECORD PLAT 2010-6
  - (C) COMPUTED
  - (M) MEASURED

- NOTES**
1. THE BASIS OF BEARING IS PER THE STATE OF ALASKA DOT & PF ROW. MAP PROJECT ARA-HPP-EB;-PLD-0019260) 55130 SHEET 12 OF 22 DATED 3/26/2010
  2. THE ELEVATIONS ON THIS PLAT ARE BASED ON NGS DATA SHEET INFORMATION FOR NGS CONTROL STATION DILLINGHAM 1947, WITH AN ELEVATION OF 124.34'
  3. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
  4. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1':5000'.
  5. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
  6. THIS SUBDIVISION IS SUBJECT TO THE NOTES AND CONDITIONS AS SET FORTH ON THE PLAT OF BEAR BLOKIE'S KNOB LOTS 1 AND 2 RECORD PLAT No. 82-7

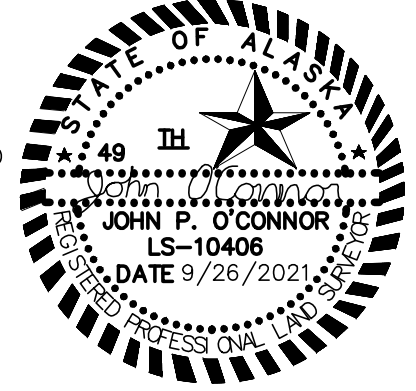


PRELIMINARY PLAT OF:  
**SAYAK SUBDIVISION**  
 A SUBDIVISION OF LOT 1 OF BLACKIE'S KNOB LOT 1 AND 2 RECORD PLAT No. 82-17 LOCATED WITHIN SECTIONS 8, 9 AND 16 TOWNSHIP 13 SOUTH, RANGE 55 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 2.47 ACRES MORE OR LESS.  
 BRISTOL BAY RECORDING DISTRICT

DATE OF SURVEY: BEGINNING: 6/5/2019 ENDING:	PREPARED BY: SOUTHWEST ALASKA SURVEYING 2800 N. PARK DR WASILLA, ALASKA 99654 PHONE 907-373-1607
DRAWN BY: J.O.	DATE: 9/10/2021
CHECKED BY: C.O.	SCALE: 1"=50'
REVISION NO. 1	
SHEET 1 OF 1	

**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.

*John O'Connor*  
 JOHN P. O'CONNOR LS-10406  
 DATE 9/26/2021





## S&W Subdivision Replat & Easement Summary

---

The purpose of this replat is to shift the existing property lines between existing lots. The reason for the shift is to cure existing building encroachments by moving the interior lot lines and dedicating a new access easement. The change will affect Lots 14a, 14b, and 14c. Both property owners have agreed to this replat.

The Planning Director recommends approving the preliminary plat.

### 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) Constance Timmerman Phone: 907-843-0967  
 Signature: \_\_\_\_\_  
 Mailing Address: P.O. Box 143, DLG 99576  
 Property Owned: \_\_\_\_\_

Name: (print) HAROLD R AND Judy Samuels Phone: 907842-5335  
 Signature: Harold Samuels Judy Samuels  
 Mailing Address: 5628 KAWAKAWAK ROAD Dillingham ALASKA 99576  
 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: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Property Owned: \_\_\_\_\_

### Attachments Required (all applications)

- 1. Twelve (12) copies of a clean, legible, accurate, to scale, preliminary plat with proposed subdivision name and legal description in the Title Block. See Preliminary Submittal Checklist for platting details.

Included in Submittal Package

- 2. Planning Director will provide notification of subdivision application to and solicit comments from affected agencies and adjacent landowners. Agencies to be contacted are as follows:

- |   |                                      |   |
|---|--------------------------------------|---|
| <input type="checkbox"/> ADF&G              | <input type="checkbox"/> BBNA        | <input type="checkbox"/> BBNC                 |
| <input type="checkbox"/> BIA                | <input type="checkbox"/> Choggiung   | <input type="checkbox"/> City of Dillingham   |
| <input type="checkbox"/> Corps of Engineers | <input type="checkbox"/> DNR         | <input type="checkbox"/> DOT                  |
| <input type="checkbox"/> GCI                | <input type="checkbox"/> Land Owners | <input type="checkbox"/> Nushagak Cooperative |

- 3. Appropriate fee. Preliminary Plat Application \$100 + \$10 per lot

Check for \$120 Included in Submittal Package

- 4. Current certificate to plat (or title report) for all properties involved in the plat with legible copy of all documents identified within that report.

Included in Submittal Package

- 5. Any property owner agreements, such as restrictive covenants or easements.

Included in Submittal Package

- 6. 8 1/2" x 11" transparency of preliminary sketch suitable for overhead projection of the proposed plat and all previous plats if applicable (check with planning dept).

Included in Submittal Package

- 7. Owner signatures on attached form.

Included in Submittal Package

- 8. Variance form if needed.

N/A

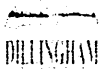
- 9. Section line easement research.

N/A

- 10. Completed Preliminary Submittal Checklist.

Included in Submittal Package

*Note that within twelve (12) months after Planning Commission approval, a suitable plat or final document(s) meeting the conditions of the Planning Commission and requirements of the Dillingham Municipal Code must be prepared and submitted to the Planning Department by a Registered Land Surveyor. Taxes may NOT be delinquent.*



# Preliminary Platting Application

Date Received  
Received By  
Application Fee  
Date Completed

Section . Item #5.

\_\_\_\_/\_\_\_\_/\_\_\_\_  
\_\_\_\_/\_\_\_\_/\_\_\_\_  
\_\_\_\_\_ paid  
\_\_\_\_/\_\_\_\_/\_\_\_\_

**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: EDGE Survey & Design, LLC  
 Mailing Address: 8000 King Street, Anchorage, AK 99518  
 Telephone: cell (707)529-4960 (Roni) cell (907) 250-1805 (Ryan)  
 Email: roni@edgesurvey.net and/or ryan@edgesurvey.net  
 Surveyor: EDGE Survey & Design, LLC (Veronica Bojko, PLS & Ryan Sorensen, PLS)

## Property Information

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

Sub. Replat of Lots 14A, 14B, 14C, Plat No. 78-8, BBRD

Please include Section: Section 36 T 13S R 56W  
 Total Acreage: 4.14 ac No. of Lots Resulting: 5 Size each lot: Varies  
 Describe the proposed change: Shift the existing property lines between Lots and adjusting easement

Proposed name (non-duplicate/unique) for new subdivision: S & W Subdivision Replat & Easement Vacation.

## For VACATION, Complete This Section

Legal description of area to be vacated: N/A

- Dedicated public right-of-way—*street name* \_\_\_\_\_
- Section line easement—*width of easement* \_\_\_\_\_
- Type of easement (Federal) \_\_\_\_\_ (State) \_\_\_\_\_ (Other) Access / Utility Ease.
- Park or public area \_\_\_\_\_
- Trail easement—*width of easement* \_\_\_\_\_

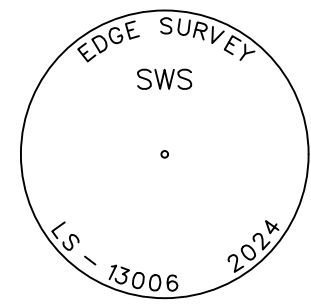
The Planning Commission deems the area for which vacation is requested to be of value to the public. The applicant must show that the area proposed for vacation is no longer practical for the uses or purposes authorized or that other provisions have been made which are more beneficial to the public.

Justification for requested vacation (attach separate page if necessary): \_\_\_\_\_

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 2" ALUMINUM CAP ON 5/8" REBAR (TYPICAL) UNLESS OTHERWISE NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EASEMENT DEDICATED THIS PLAT
- EASEMENT LINE
- OHU--- OVERHEAD UTILITY LINE
- EDGE OF DRIVEWAY/ROAD
- ▭ BUILDING OUTLINE
- UTILITY POLE
- BBRD BRISTOL BAY RECORDING DISTRICT
- (R1) PLAT NO. 78-8, S & W SUBDIVISION (BRRD)
- (R2) PLAT NO. 85-33, PTARMIGAN SUBDIVISION (BRRD)
- (C) COMPUTED
- (M) MEASURED
- (H) HELD
- (GBA) GRANT BOUNDARY ADJUSTMENT
- (DTP) DEDICATED THIS PLAT

**TYPICAL MONUMENT SET THIS SURVEY**



SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

**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

**TAX CERTIFICATION**

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

\_\_\_\_\_  
CONNIE TIMMERMAN

\_\_\_\_\_  
DATE

(OWNER OF ORIGINAL LOT 14A)  
P.O. BOX 85  
DILLINGHAM, ALASKA 99576

\_\_\_\_\_  
HAROLD R. SAMUELSEN JR.

\_\_\_\_\_  
DATE

(OWNER OF ORIGINAL LOTS 14B & 14C)  
P.O. BOX 1129  
DILLINGHAM, ALASKA 99576

\_\_\_\_\_  
JUDY L. SAMUELSEN

\_\_\_\_\_  
DATE

(OWNER OF ORIGINAL LOTS 14B & 14C)  
P.O. BOX 1129  
DILLINGHAM, ALASKA 99576

**NOTARY ACKNOWLEDGMENT**

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

\_\_\_\_\_  
PERSONALLY APPEARED

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

**NOTARY ACKNOWLEDGMENT**

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

\_\_\_\_\_  
PERSONALLY APPEARED

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

**NOTARY ACKNOWLEDGMENT**

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

\_\_\_\_\_  
PERSONALLY APPEARED

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

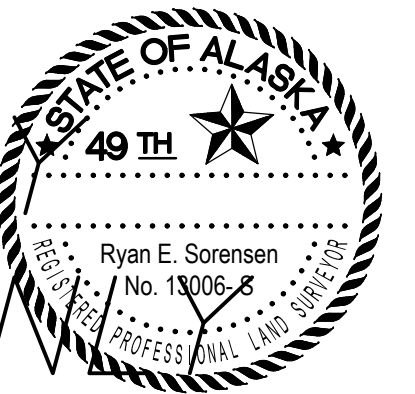
**NOTES**

1. BEARING ARE BASED ON THE PLAT OF S & W SUBDIVISION, FILED AS PLAT NO. 78-8 IN THE BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
2. THE PURPOSE OF THIS PLAT IS TO CORRECT BUILDING ENCOACHMENTS OVER EXISTING PROPERTY LINES BY MOVING INTERIOR LOT LINES & TO DEDICATE A NEW ACCESS EASEMENT.
3. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30'-30.00').
4. 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.
5. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
6. 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.
7. THIS PROPERTY IS SUBJECT TO THE RESERVATIONS & EXCEPTIONS AS LISTED IN PATENT RECORDED JUNE 2, 1977 IN BK. 21, PG. 46. BBRD.
8. THIS PROPERTY IS SUBJECT TO THE ALASKA DOT&PF RIGHT-OF-WAY RECORDED MARCH 5, 1976 IN BK. 20, PG.597 BBRD. AND IS NOT PLOTTED HEREON DUE TO THE MAP BEING ILLEGIBLE.
9. THIS PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS ALL RECORDED IN THE BRISTOL BAY RECORDING DISTRICT WHEREAS THE EXACT LOCATION IS NOT ASCERTAINABLE:  
ROW UTILITY EASEMENT RECORDED APRIL 21, 1978 IN BK. 21, PG. 456  
ROW UTILITY EASEMENT RECORDED SEPTEMBER 4, 1979 IN BK. 22, PG. 342  
ROW UTILITY EASEMENT RECORDED SEPTEMBER 4, 1979 IN BK. 22, PG. 365

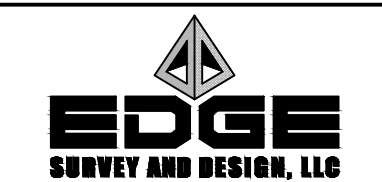
**SURVEYOR CERTIFICATE**

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. 13006-5



**PRELIMINARY FOR REVIEW ONLY**



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-1990 Fax (907) 344-7794  
AECIL 1392 WWW.EDGESURVEY.NET

A PLAT PRELIMINARY OF  
**S & W SUBDIVISION REPLAT**  
A RESUBDIVISION OF LOTS 14A, 14B & 14C  
AS SHOWN ON PLAT NO. 78-8  
LOCATED WITHIN  
NE1/4 SECTION 36, T13S, R56W, S.M. AK

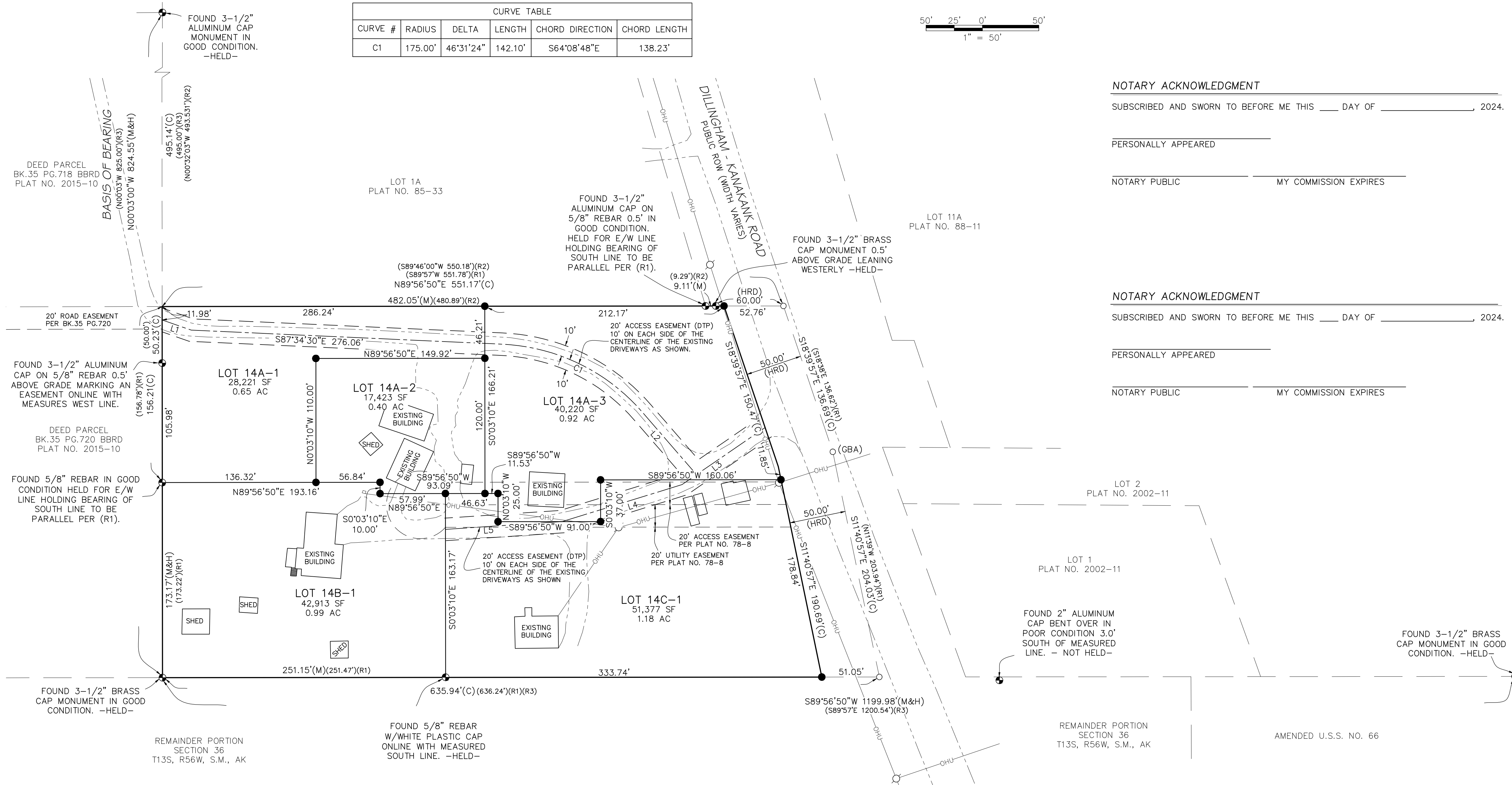
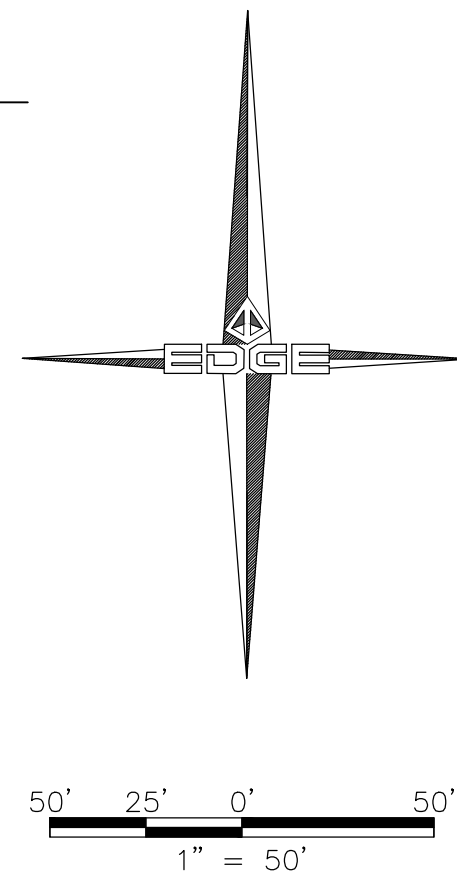
BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT  
DILLINGHAM, ALASKA

CONTAINING 4.14 ACRES

DRAWN BY: VLB	SURVEY DATE: 7/18/2024	PROJECT #: 24-175
DATE: 10/23/2024		
CHECKED BY: MA/RS	SCALE: 1"=50'	SHEET 1 OF 1

LINE #	BEARING	DISTANCE
L1	S70°48'22"E	27.30'
L2	S40°53'06"E	73.42'
L3	S55°30'34"W	89.34'
L4	S72°49'07"W	111.28'
L5	S86°10'52"W	103.81'

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	175.00'	46°31'24"	142.10'	S64°08'48"E	138.23'







## Dillingham Harbor Lease Lots Replat Summary

---

The purpose of this replat is to shift the common line between Lot 2 and Lot 3a South 60 ft. Additionally it includes a dedicated public access easement and a utility easement for Nushagak Electric to repair the damaged buried powerline on the South End of the Dillingham Boat Harbor.

The Planning Director recommends approving the preliminary plat.



## Sayak Subdivision Preliminary Plat Summary

---

The purpose of this preliminary plat is to subdivide Lot 1 of Blackie's Knob Subdivision into a new subdivision. The new Subdivision will be legally named Sayak Subdivision and will consist of Lot 1 at 1.28 acres and Lot 2 at 1.02 acres respectively.

The Planning Director recommends approving the preliminary plat.



## S&W Subdivision Replat & Easement Summary

---

The purpose of this replat is to shift the existing property lines between existing lots. The reason for the shift is to cure existing building encroachments by moving the interior lot lines and dedicating a new access easement. The change will affect Lots 14a, 14b, and 14c. Both property owners have agreed to this replat.

The Planning Director recommends approving the preliminary plat.