



PLANNING COMMISSION REGULAR MEETING

Wednesday, February 07, 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 REGULAR MEETING CITY HALL COUNCIL CHAMBERS / 5:30 p.m.

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/88056611424?pwd=d2c2UWFsd2ltZjZ1aWRxVWw3T0RjUT09>

Meeting ID: 880 5661 1424; participant #, passcode: 058050

Or dial (346) 248-7799, or (669) 900-6833

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of January 17, 2024 regular Planning Commission meeting

APPROVAL OF AGENDA

COMMUNICATIONS

Communications to the planning commission

Planner's report

2. January 2024 Planning Department Monthly Report to Commissioners

Citizen's comments on items not on the agenda

PUBLIC HEARINGS

UNFINISHED BUSINESS

NEW BUSINESS

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

COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION

Wednesday, January 17, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

A regular meeting of the Planning Commission was held on Wednesday, January 17, at the Dillingham City Council Chambers and via video conferencing, in Dillingham, Alaska. Commissioner Westfall called the meeting to order at 6:10 p.m.

ROLL CALL

Commission members present and establishing a quorum (a quorum being four):

Kaleb Westfall	Gregg Marxmiller	Susan Isaacs/zoom	Elizabeth Clark
Michael Bennett			

Commission members excused absence

Jennifer Evridge	Bert Luckhurst
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APPROVAL OF MINUTES

Minutes of November 8, 2023, Planning Commission Meeting

MOTION: Commissioner Marxmiller moved approve minutes with amended typos and repeated sentence as noted. Commissioner Bennett seconded the motion to approve the November 8, 2023, regular Planning Commission minutes with amendments as noted.

VOTING Yea: Commissioner Westfall, Commissioner Marxmiller, Commissioner Isaacs, Commissioner Clark,

APPROVAL OF AGENDA

Motion: Bennett moves to approve January 17, 2024, agenda, seconded by Commissioner Clark.

VOTING Yea: Commissioner Westfall, Commissioner Marxmiller, Commissioner Isaacs, Commissioner Clark, Commissioner Bennett.

COMMUNICATIONS:

Heather from Agnew: Beck consulting gave a brief update on **Dillingham Comprehensive plan on community input**. January we will complete contextual research, analysis and prepare for public workshop late February or mid-March do to time conflicts (Beaver Round-up, Fur Rondy and Iditarod). Agnew:Beck is aiming to complete full draft update of the Comprehensive plan with public review and approvals process. Kaleb Westfall Commissioner chair asked out of all 74 response what was population of the public, from in town or out the road residents? Heather stated that there were not any demographic questions on forms. Kaleb asked if it was possible to read the comments to see if the committee could get a better understanding of where they are coming from.

Dillingham Comprehensive Community Input summary form was distributed to the community mid-October until December 1, 2023. The form asked respondents to provide open-ended comments about which comprehensive topics should be prioritized for the next 10-20 years. The residents who participated contained approximately 417 public comments, 66 respondents stated **Affordable Housing/land** was the top concern for most, which also impacts community wellness and education, economic development, public facilities and services. Respondents felt that the City could help by incentivizing housing project through property tax reductions or city land sales at reduced prices, earmarked for housing developments, and increase collaborative efforts with other agencies such as (BBHA, BBAHC, BBNA, and the School District), land managers, banks and contractors to create holistic solutions. There is a sense that housing challenges are partially to blame for outmigration, with the high cost of living in Dillingham. Gregg stated that some of the building requirements are State implemented and not city. Community **Wellness and Education** 49 respondents commented on the need for a multi-purpose building for adult and youth activities, fitness options, meeting and event space as well. More options for families with eldercare and childcare. They also suggested increasing education and training opportunities for trades to support/increase the local workforce. **Economic development** 60 respondents generally agreed that the cost of living in Dillingham is a major barrier to growing the economy though many believed that there was little that could be done to improve it. Consensus that taxes are needed to fund and improve Dillingham’s infrastructure, but no consensus about precisely which taxes should be increased or created. It was also stated that in the comments it’s a hinderance to smaller businesses. There was community support for an expanded tourism/eco tourisms sector to diversify the economy since the city is a hub, encourage beautification of the city, protect the environment improve the quality of life for the residence. Some respondents support finding ways to keep the workforce local, such as using the Local workforce to build housing and providing training opportunities for trades. Respondents expressed **Transportation** is a need for Dillingham residents such as shuttle or transit services for elders, teachers, university students, seasonal employees, visitors, etc.. Respondents praised the city for providing more infrastructure for multimodal transportation, like bike paths and sidewalks which are used frequently. Maintaining and extending active transportation infrastructure was requested. **Waterfront** had 18 respondents who expressed erosion was a top concern. Mitigation measures like building seawalls, were suggested. Improving harbor facilities and management were recommended, utilizing Bingeman’s property as a Seafood innovation center or a multi-use retail space. Moving food venders away from busy driveway, more operating boat launch ramps, parking, waste management, running ice machine, bringing water and electricity to the south end of the harbor. Respondents recognized that the community is heavily reliant on diesel **Energy** for operational support. Some suggested incentives for expanding renewable, sustainable energy infrastructure. The respondents are in support off Nushagak Electric and Telephone Cooperative’s initiatives to develop hydro power and expanded fiber optics for the region. Some noted that expanding fiber Optics may benefit economic development by allowing more remote workers to live in Dillingham. **Public Facilities and Services** within the city, respondents expressed dissatisfaction and perceive that the city has a negative view of the City. Respondents suggested that the city should: find solutions, collaborate with keystone organizations, Tribal entities, educators, contractors, and neighborhoods. Dillingham has the potential to be a great little city again, to be a place where people want to live and stay.

The Comprehensive Planning Process public engagement ideas, content, process, vision for the future, accomplishments, what people love about Dillingham.

Gregg: Possible to work with the kids at school in a Physics class on a Mini Comp Plan.

Sue: Good job and interesting comments, a lot of it we talked about 30yrear ago somethings change and some don’t. Thanks for you.

Elizabeth: Interesting to dive into the summery data, mirror what sue said, a lot of what we have been talking about a long time and its nice to see the numbers saying the same thing and not just the PC.

We could use this information while looking at our new comp plan to leverage funding, grants and what not to make things happen.

Michael: No a lot of work thanks

Kaleb: A lot of people feel the vision of the future, like this little, tiny sentence “Make this town alive again.

Michael: “It’s the place that’s always been.”

PLANNER’S REPORT: Patty Thanks the Public Works Department for the continual hard work in keeping the streets clear and bike/paths clear. During City Manager Kimberly Johnson’s absence, I was appointed as Acting City Manager for most part of December. During this period, I worked closely with the other Department Managers/Supervisors, thank you for the opportunity. Currently I’m enrolled in the High-Performance Leadership online course and expected to run through the middle of April 2024. I have been working on several projects that have not been completed by previous staff. This includes communicating with the State of Ak, DOT, and Public Facilities with closing downtown street Rehabilitation Project, this is ongoing. The right-of-way plat has been recorded with Department of Natural Resources, we are still waiting for the As-Builts, Quit Claim Deed, and a final letter of completion. Th Deadline for the hard deadline for project completion for this August 2024sp the above missing items may not be available until the deadline. I completed a full closure of a project that started in 2009-2012 with the downtown area, and finding was utilized from this for a \$15,000.00-dollar bond payment through a restricted Native Allotment and was primarily handled through BBNA. After working with BBNA land Management and Original Surveyor for over a year, this has been completed and project and funding is officially closed. The money that was received is restricted to be used for sewer issues only. I will be continuing to work towards the previous goals of future funding for the CIP list of projects. Most issues that I have encountered so far is the general misconception that no planning or permitting is needed within the City of Dillingham. I’m attempting to work on additional public Servies announcements or future workshops for the community members. Any questions?

Gregg asked where this sewer main was located at? Patty stated that it’s on the way to Hud and has a Road Closed sign.

Michael, is there any real estate that can fill our housing crises right now? Kaleb, City owned or any? Michael, Generic? Patty, When City Manager Robert Mawson was here, he asked me to look for housing. So, over a year I’ve been looking for potential housing to help the city free up renting. The city is currently renting 3 apartments for staff. In my search I found one housing unit, that is willing to sell to the City of Dillingham. I passed that information to Robert than he left, it was also passed on to Lori Goodell City Clerk at the time Acting City Manager. Just recently I pass on this information to City Manager Kimberly Johnson. It would be a private individual’s property but, will eliminate a easement issue since I started. Gregg is there any other property that can be developed for housing? Not necessarily I recommended to City Manager Kimberly to hire a third-party title company come in to square up all our 14c properties. Because all our 14c records are spotty and are difficult to research. It’s been brought to the council members attention that we need to do a title search for only the 14c properties, and I believe it was approved. Michael so is that just a purchase for the city or any potential subdivision division? Patty today no! The subdivision idea must be put aside until a whole Title search has been completed to be developed. The property that Choggiung gifted does not match up, it is different from what they have. Patty emphasized that her and Mark from Choggiung, talked about it will probably take at least five years to piece together. Gregg while your working on that, is there a possibility that once the title problem is taken care of can we address it like workshops or educate on so, we can be ready to take action on this. Believes there are resources whether public or private entities that we can utilize to put together information for developing subdivisions. So, we can be ready to move on this. Michael would second that so, we can hit the ground running. Kaleb, do we have any

roads, like from Tucker point to Libby's and behind Kallstrom shop that is the cities or private that have possibilities to build on? Patty, the 1949 downtown streets map is problematic because this US 27-32 A B 1949 parcel were sold with the intention to build those roads. I'm currently working with a private surveyor to work with code and evaluate the roads that will never be built in Dillingham. The dock area has three public access roads and should have zero. They need to be eliminated from the mapping system because they will never be built Gregg, Mr. Chair can we call those platted roads because they cannot exist. Lis with these roads that are platted, if a road was built would it access land use for development? Patty the ones I want to eliminate are all marsh. Lis is it impossible to build on marsh? No Kaleb, It depends on where you're looking at cause of how far the marsh goes down, for instance behind the airport goes 30' down and the tundra by Bristol Alliance the marsh does down to a lake. Patty reiterated on what Mayor Alice Rudy said in her presentation in the previous meeting about looking into the Peat scale where we are considering the New Fire Hall, Choggiung looked at that land before and went down 30' and we don't know if we could build there and would take a lot of research to figure out.

CITIZEN'S COMMENTS ON ITEMS NOT ON THE AGENDA. None

PUBLIC HEARINGS- NONE

UNFINISHED BUSINESS-NONE

NEW BUSINES:

Mr. Chair Westfall, welcome back Sue Issacs for seat E three-year term 2023-2026, thanks for another 3 years

We also would like to welcome back Jennifer Evridge for seat B for another three-year term 2023-2026.

Kaleb, I will read the recommended actions for Officer Elections. You can nominate yourself or a fellow Planning Commissioner for either of the planning Commissioner Officers, Chair or Deputy Chair. This will be a one-year term for each officer. Please only complete one seat election prior to starting the next seat election, starting with the Planning Commission Chair first.

Michael, Mr. Chair would you like to be nominated as the Chair? Kaleb will accept if you guys want me.

Elizabeth nominated Gregg as Deputy Chair. Gregg declined. Liz would like to nominate Michael for the Deputy Chair position. Michael accepted. Gregg moves to close nominations. Liz seconds.

Gregg makes a motion to vote for Chair.

Patty, Sue-yes, Gregg-yes yes Michael-yes Kaleb-yes, Elizabeth-yes

Kaleb Westfall, motion passes unanimously. Is there a motion to vote on Deputy Chair

Elizabeth-makes a motion to vote on Commissioner Michael Bennett as Deputy Chair

Gregg Marxmiller, seconded.

Patty ask Commissioners Sue-yes, Michael -yes , Gregg-yes , Kaleb-yes, Elizabeth-yes

Kaleb, motion passes unanimously.

COMMISSIONER COMMENTS

Commissioner Isaacs: No, it was a good year. Congratulations Kaleb you done a good job this year and will continue to the next year, Michael congratulations you done a good job as commissioner and will as Deputy Chair, I look forward to working with you and the rest of the commissioners the next three years.

Commissioner Clark: Patty thanks for your hard work, I was very impressed with Agnew: Beck data collection so far. Congratulations to Chair and Deputy Chair. Quick note thanks for the past few years, I've been honored and very privileged to work as your Deputy Chair. My work life is hectic right now and Deputy Chair deserve more attention and Congratulations Michael on Deputy Chair. Thanks

Commissioner Marxmiller: Congratulations Kaleb and Michael. Thank you! Patty thanks for all your work!

Commissioner Westfall, I am grateful for Agnew Becks report a lot of information and look forward to next workshops. I thought maybe we were doing something during Beaver Roud-up

ADJOURNMENT

Commissioner Westfall adjourned the meeting at 7:20p.m.

Commissioner Kaleb Westfall

ATTEST:

Patty Buholm, Planning Director

Approval Date: _____

Mayor
Alice Ruby

City Manager
Kimberly Johnson



Dillingham City C

Section . Item #2.

Bertram Luckhurst
Michael Bennett
Steven Carriere
Curt Armstrong
Kaleb Westfall

MEMORANDUM

Date: January 25, 2024
To: Kimberly Johnson, City Manager
From: Patty Buholm, Planning Director
Subject: January 2023 Monthly Report

Acknowledgements and Recognitions: Thanks to Myrtice Evault for her continued location of important documents for the City of Dillingham. Myrtice is continuing to organize documentation that has not previously been readily available or identified where their storage location is. Thanks to Dan Decker for his input on records retention and assisting with creating space for the Planning Department records.

Department Accomplishment and Opportunities: The Planning Department is committed to organizing all the records in a more organized, understandable file system, and available to complete research. It would be beneficial to electronically scan and save them electronically, however that is a large project for which we are not currently prepared.

Projects – Progress and Public Impacts: I have been working with several individuals to subdivide their lands. There are a total of four landowners that I am actively working with currently as their wish is to subdivide. Public Hearings will be held in March 2024 at the Planning Commission Meeting for some of the lots as there are some documentation errors that need to be corrected prior to Public Hearings.

The Planning Commission met on 1/17/24. During this meeting, the Planning Commission welcomed Sue Isaacs and Jennifer Evridge back onto the Commission as appointed by Mayor Alice Ruby in the City Council meeting on 1/11/24. During this Planning Commission meeting, officer elections were held. The Planning Commission Chair elected was Kaleb Westfall and the Planning Commission Deputy Chair being Michael Bennett. Prior to the meeting a workshop was held for the two properties: Parcel # 2-200-510, 1000 Kakanak Road (aka Bingmans) and Parcel # 2-213-160, 308 Central Ave. (aka Carlsons). This presentation was given to the Council members previously.

Agnew::Beck was also available to update the Commissioners on the progress of the City of Dillingham Comprehensive Plan update. The new projected completion date is set for April 2024.

I have been communicating with Bristol Engineers and the DEC of Cell 3 Expansion 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. I will be requesting for donation of gravel and materials that is offered through BBNC for region area projects, for the expansion of cell three at the Landfill.

Upcoming Calendar Items: I will be attending the FEMA NFIP course training February 27 – March 1, 2024, in Anchorage. I will be attending the ANCSA Workshop March 13-15 in Anchorage. Public Hearings will be announced once all paperwork is completed and submitted by landowners.

Public Feedback: The most notable remark is the removal of new stop signs that have been put in place by previous downtown projects. I am actively planning the removal of two stops signs in the downtown area with two additional stop signs to be removed later.

List of Attachments: Agnew::Beck Comprehensive Plan update 1/05/24.

Memo

To: Patricia Buholm, Dillingham City Planner
cc: Dillingham Planning Commission
From: Agnew::Beck Consulting
Date: January 4, 2024
Re: **Dillingham Comprehensive Plan Update**

Project Timeline

As we have extended the contract period of performance, we are now aiming to complete the comprehensive plan update by this spring.

- **January:**
 - Complete contextual research and analysis.
 - Prepare for public workshop.
- **February-March:**
 - Public workshop to review goals, strategies and actions and identify overall community priorities.
 - Strategies and actions will be identified as City-led or Partner-led to help City staff, Council members and Commissioners focus on a more manageable set of priorities.
- **March-April:**
 - Assemble full draft update of the Comprehensive Plan.
 - Public Review and Approvals process.

Status of Public Input to Date

- **Public Input Form:** 71 responses
- **Interviews:**
 - 8 interviews completed with representatives of Dillingham educational institutions, seafood industry, BBNA and Tribes, landowners and/or land managers, and a mix of recent and long-time community members.
 - 2-3 interviews in process of scheduling/ conducting but not completed with representatives of the Dillingham Fire Department, community healthcare and social services.
- A summary of public input to date is provided as Attachment A.



Dillingham Comprehensive Plan Update Community Input Summary to Date

updated January 3, 2024 – ATTACHMENT A

Process

Public Input Form

A public input form was distributed to the community via online survey format and hard copy format in mid-October and was open until December 1st, 2023. The form asked respondents to provide open-ended comments about which 2010 Comprehensive Plan topics should be prioritized over the next 10-20 years. The Comprehensive Plan topics include:

- | | |
|-------------------------|-------------------------------------|
| 1. Land Use and Housing | 5. Energy |
| 2. Transportation | 6. Community Wellness and Education |
| 3. Waterfront | 7. Public Facilities and Services |
| 4. Economic Development | |

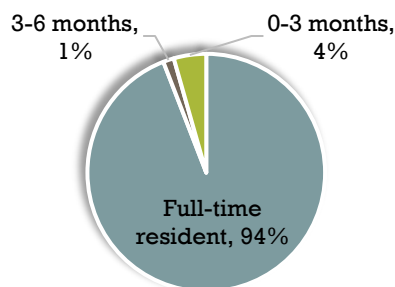
Respondents were also asked to provide the average time they spend in Dillingham each year.

Interviews

To date, eight interviews have been conducted with stakeholders from Dillingham educational institutions, the seafood industry, BBNA and Tribes, landowners and/or land managers, and a mix of recent and long-time community members. Interviewees were asked to provide information about Dillingham accomplishments, quality of life, and the biggest challenges, opportunities, and priorities they see today and over the next 10-20 years. They were also asked whether they are familiar with the 2010 Comprehensive Plan and to share ideas about creatively engaging the community during the current update process.

Response Summary

71 individuals provided feedback using the Public Feedback Form and 25 individuals provided feedback through interviews – **95 respondents total**. Nearly all who provided feedback using the Public Feedback form did so online. The vast majority of Public Input Form respondents indicated that they lived in Dillingham year-round.



Themes

Approximately 417 comments from 95 individuals were received from the Public Input Form and interviews. The main themes of all topics have been summarized below. Housing affordability and availability were the top concerns among respondents, which also impact community wellness and education, economic development, and public facilities and services.

Topics - Main	#Comments
Land Use & Housing	75
Community Wellness and Education	74
Public Facilities and Services	71
Economic Development	60
Transportation	33
Waterfront	19
Energy	17
Comp Plan Process	25
Vision	10
Accomplishments	8
Quality of Life	25
Total	417

Top Comprehensive Plan Themes

(Public Form and Interviews, 349 responses total)

Topic	Key Themes
Land Use & Housing 66 responses related to Housing	<ul style="list-style-type: none"> • Affordable housing stock was the top concern for most respondents. • Lack of housing prevents workforce development, especially in the education sector. Housing was cited as the primary reason that teacher recruitment and retention is so difficult in Dillingham. Many positions in the workforce are vacant because they cannot find a place to live. • There is a sense that housing challenges are partially to blame for outmigration and that the younger population will move to other cities where affordable housing can be found. • Respondents felt that the City could help by: <ul style="list-style-type: none"> ○ simplifying the permitting system and reducing unnecessary regulations that prevent development and affordable housing types; ○ document vacant city-owned property to determine appropriate land uses; ○ updating the floodplain information for the downtown area; ○ incentivizing housing projects through property tax reductions or city land sales at reduced prices, earmarked for housing developments; and

Topic	Key Themes
	<ul style="list-style-type: none"> ○ increase collaborative efforts with other agencies (such as BBHA, BBAHC, BBNA, and the School District), land managers, banks and contractors to create holistic solutions. ● Regarding other land use topics, respondents expressed concern about the effects of erosion, invasive species control, site control for developments to protect fish habitat, and abandoned buildings that cause blight and potential environmental harm.
<p>Community Wellness & Education 49 responses related to Wellness, 19 responses related to Education</p>	<ul style="list-style-type: none"> ● Respondents commented on the need for a multi-purpose building for adult and youth activities, fitness options, meeting space, and event space. ● There was broad recognition that many Dillingham residents suffer from mental health and addiction illnesses, but disagreement about the primary cause. Respondents suggested that prioritizing support services in health care, housing, and public safety are needed. Others suggested that more activities for younger residents would decrease instances of drug abuse. Many recommended more robust collaboration efforts between the City and support services. ● Elder care was an important topic for some respondents, noting the loss of Grandma’s House (MEAL) and long-term doctors at the hospital. Many see Elders leaving Dillingham for better assisted living options and understand that the aging population will continue to grow over the next decade. ● Lack of childcare options for families with young children was observed. ● Topics related to teacher recruitment and retention were the largest concerns related to education in Dillingham. Some listed housing as the main barrier, while others focused on the decline in school population. ● There are less than 400 students in the school district, which is the lowest enrollment in at least 20 years. The government may take back one-third of the district’s funding because of the low enrollment. School population decline is attributed to outmigration, privatization, and increased homeschooling enrollment. ● Many expressed praise for the school system, despite the lack of resources, especially in its effort to build partnerships with other agencies. ● Respondents suggested increasing education and training opportunities for trades to support/increase the local workforce.
<p>Economic Development 60 responses</p>	<ul style="list-style-type: none"> ● Respondents generally agreed that the cost of living in Dillingham is a major barrier to growing the economy, though many believed that there was little that could be done to improve it. ● 17 respondents commented on taxation as it relates to the fishing industry, small business development, and housing. There was general consensus that taxes are needed in order to fund and improve Dillingham’s infrastructure, but no consensus about precisely which taxes should be increased or created. <ul style="list-style-type: none"> ○ Many commented that the property tax is a hindrance to small businesses. They suggested relaxing taxes or creating other

Topic	Key Themes
	<p>incentives for needed services in Dillingham, like restaurants, fishing supplies and services, veterinarians, and mechanics.</p> <ul style="list-style-type: none"> ○ Some supported implementing a raw fish tax or onshore fish processing tax, while others feared it would drive processors to communities with better infrastructure and/or lower taxes. ○ Some suggested finding ways to increase taxes on non-residents. ○ Many suggested providing tax breaks to those who would develop housing in Dillingham. <ul style="list-style-type: none"> ● Many supported the fishing industry and noted it is recently impacted by world affairs and politics. Last year, they were paid \$0.50 per pound. ● Some noted that there are many open jobs in the community that are not being filled. Low wages, discrimination, mental illness and addiction, and seasonal employment from fishing could be possible deterrents to year-round jobs. ● There was general support for an expanded tourism/eco-tourism sector to diversify the economy, encourage beautification of the city, protect the environment, and improve the quality of life for residents. ● Some respondents support finding ways to keep the workforce local, such as using the local workforce to build housing and providing training opportunities for trades.
<p>Transportation 33 responses</p>	<ul style="list-style-type: none"> ● Many respondents praised recent improvements to the roads but reinforced the importance of year-round road maintenance and the development of new roads, such as paving Neqleq subdivision and Emperor Way, establishing an alternative route from downtown to Wood River Road via HUD road, and resolving Squaw Cr Road. ● 9 respondents expressed a need for a shuttle or transit service for residents (Elders, teachers, university students, seasonal employees, visitors, etc.), even if it only ran a few times per week. ● Praise was given to the City for providing more infrastructure for multimodal transportation, like bike paths and sidewalks, which are used frequently. Maintaining and extending active transportation infrastructure was requested. ● The lack of barge service was perceived as a main reason for the high costs of goods and services and a deterrent to developing new housing in Dillingham. ● One respondent requested a freight lane across the waterfront from Peter Pan to the City dock to avoid traffic in front of the AC store.
<p>Waterfront 19 responses</p>	<ul style="list-style-type: none"> ● Erosion was a top concern. Mitigation measures, like building seawalls, were suggested. ● Improving harbor facilities and management were recommended, including: <ul style="list-style-type: none"> ○ Utilizing the Bingman property as a Seafood Innovation Center or a multi-use retail space with a boardwalk. ○ Moving the food vendors away from the busy driveway.

Topic	Key Themes
	<ul style="list-style-type: none"> ○ Opening more boat launch ramps. ○ Parking enforcement. ○ Restroom maintenance. ○ Waste management, especially for disposed oils that tend to leak near the bins. ○ A running ice machine. ○ Better fire suppression hydrants. ○ Bring water and electricity to the south end of the harbor. ○ Maintain/pave the City dock surface; equipment is easily damaged. ● Some perceive conflicts with those that use the waterfront as a 'working waterfront' and those who would like to use it more for community gathering spaces and celebrations. (Many working harbors, like those in Sitka, Alaska, have found ways to create community spaces without conflicting with industry or subsistence uses.) ● Respondents would like to improve the waterfront for community spaces see the waterfront as a focal point of the community and a source of pride/identity. Utilizing the Bingman property as a Seafood Innovation Center or a multi-use retail space with a boardwalk or coastal trail was suggested.
<p>Energy 17 responses</p>	<ul style="list-style-type: none"> ● Many respondents recognized that the community is heavily reliant on diesel for fuel and support options for expanding renewable, sustainable energy infrastructure. <ul style="list-style-type: none"> ○ Some suggested incentives for small-scale alternative energy solutions, such as community-wide grants for solar and wind initiatives. ○ There may be opportunities for the City to collaborate with the UAF Bristol Bay Campus on other initiatives through existing programs. ○ Some City-owned buildings could be more energy-efficient and be modified for solar electricity where appropriate. ○ Others suggested installing EV charging stations and replacing City vehicles with electric vehicles when appropriate. ● Many respondents supported the Nushagak Electric and Telephone Cooperative's initiatives to develop hydro power and expand fiber optics for the region. Some noted that expanding fiber optics may benefit economic development by allowing more remote workers to live in Dillingham.
<p>Public Facilities & Services 71 responses</p>	<ul style="list-style-type: none"> ● Many respondents expressed dissatisfaction with the City and perceive that the community has a negative view of the City (29 responses). Respondents suggested that the City should: <ul style="list-style-type: none"> ○ Find solutions by building partnerships. Collaborate with keystone organizations, Tribal entities, educators, contractors, and neighborhoods. Support community initiatives that other agencies lead. Find a way to stimulate the volunteer core. (17 responses)

Topic	Key Themes
	<ul style="list-style-type: none"> ○ Recruit and retain employees by paying a fair wage and reviewing the City’s structure and processes. The turnover is disruptive to providing consistent services. (10 responses) ○ Emphasize public relations. Create an engagement plan to improve transparency about decisions. Involve the community in decisions, especially working families who may not be able to attend meetings. Provide more education about what the City does and how it works. (8 responses) ○ Focus on deferred maintenance, asset management, and low maintenance solutions. ○ Prioritize actions. ● Public safety comments (8): <ul style="list-style-type: none"> ○ Some respondents remarked that they do not call the police in dangerous situations because the police will either make things worse or not respond. ○ Improve or build a new police station and jail. ○ Improve police action on petty crimes (vandalism and theft) that occur on boats over winter, boat storage areas, and the harbor. ○ Promote fire mitigation programs and projects. ○ Promote the numerous training opportunities that Fire/EMS conduct to increase volunteers and provide education. ● Utility comments (7): <ul style="list-style-type: none"> ○ The sanitation services need to be improved; many components of the 20-year-old master plan are out of date. ○ Extend sewer and water where possible. Septic is always backing up at HUD. ○ Protect the sewage lagoon. ○ Expand water and sewer to the airport. ○ Improve drinking water. ● Eight respondents commented about the declining condition of the landfill. While some improvements have been made in the past few years, they perceive that it is not yet improved to the quality it was 15 years ago and that the City is mainly responsible. Respondents recommended: <ul style="list-style-type: none"> ○ Maintaining the landfill to meet ADEC Solid Waste requirements. ○ Having clear and well-maintained areas for recycling. ○ Covering waste daily and installing bear-proof fencing. ○ Prioritizing fire prevention. ○ Convert the incinerator burner to used waste oil instead of buying diesel.

Other Themes:

(Public Form and Interviews, 68 responses total)

The Comprehensive Planning Process

- Public engagement ideas:
 - *Increase opportunities for youth to be engaged. We can slow outmigration if we engage kids now. If kids feel like they're heard, they will feel like they have buy-in. Ask what they consider "fun."*
 - *Townhalls and public workshops; incentivize attendance with gift cards and door prizes.*
 - *Lunch-and-Learns at the University.*
 - *Public radio.*
 - *Choggiung Ltd. Board meeting in June.*
 - *Piggyback on other events, have staff there to discuss the plan and process.*
 - *Talk to small business owners - ones that still have business and ones whose businesses have closed. Ask about challenges.*
 - *Leave materials at the post office.*
- Content:
 - *Make it a shorter plan, easily digestible, accessible*
 - *Use definable metrics in the goals and actions. The 2010 plan doesn't do that, so it's difficult to know whether or not it has happened.*
 - *Track it yearly.*
 - *Make goals attainable. Most comp plan goals don't get accomplished because they entity doesn't have enough control of the outcomes.*
 - *Prioritize goals; make sure they connect with what really matters. The City is talking about planter boxes, but the dump and lagoon are in dire straits.*
 - *Include the inventory that was taken of the City's assets and facilities. It was well-documented and would be a really good idea to keep updated and make transparent so the public can track changes.*
 - *More emphasis on leadership roles and partnerships.*
- Process:
 - *Put the plan online, where the public can reach it. A way for the public to comment through the whole process, not just the planning process.*
 - *Track it yearly.*
 - *Have leadership meetings every couple of months to check in. The City seems to sit out of the regional meetings. Require an annual review by City Council.*

Vision for the Future:

- *Dillingham has the potential to be a great little city again, to be a place where people want to live and stay.*
- *Make a "greener" connection easier for residents of Dillingham.*
- *There is no more sense of community here. People come and go after a year or two. It is so expensive. If you're not from here, why would you stay?*

- *There are so many great and caring people in the community that want to do great things, but it is going to require the City and other agencies like BBEDC to take more initiative in finding ways to bring in the resources for the collective community instead of individuals all struggling on their own to fix individual problems.*
- *We must build the groundwork to support people who can support themselves. This starts with the basics. Housing, food and economic security etc.*
- *Dillingham is a beautiful community, and we need to help revive all these aspects and bring more for our youth and elders to be a part of. All while preserving the subsistence way of life and traditional values.*
- *Unless we as a community change, this town will continue to degrade. We need something to be proud of, something that, as a community, we can call our own. A morale booster, and a motivator. And we need it sooner than 10 years. School partnership with BBRCT program and literacy program. Youth are trained in high school to take the open positions. All four school districts in partnership. It grows a local work force through vocational education.*
- *We need to make Dillingham more appealing. The more residents we get, the more opportunities for small businesses to start back up, like restaurants. Make this town alive again.*

Accomplishments

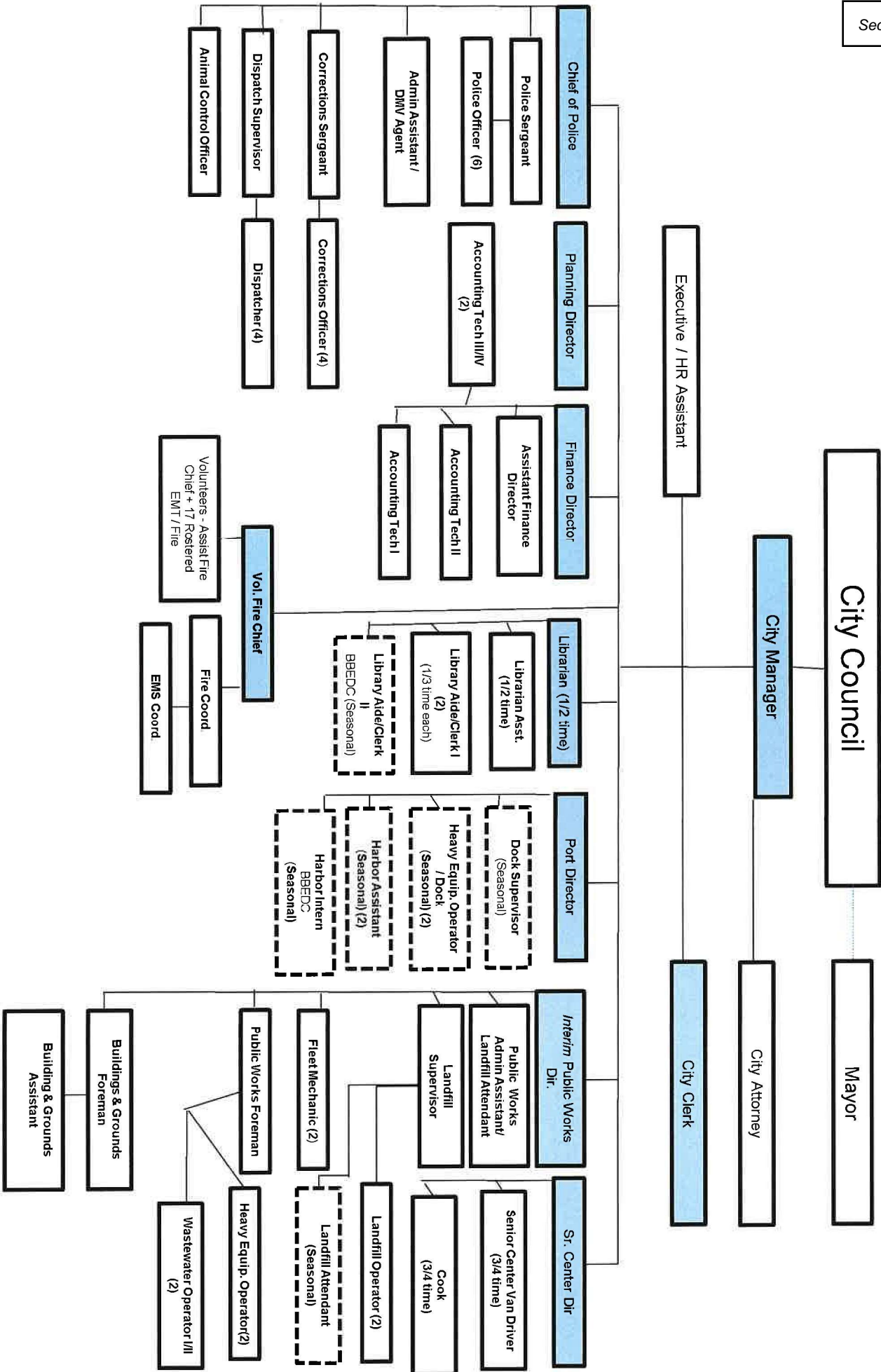
- *Afterschool programs (more tutoring, food services, transportation, culture integration).*
- *School partnership with BBRCT program and literacy program. Youth are trained in high school to take the open positions. All four school districts in partnership. It grows a local work force through vocational education.*
- *BBEDC youth hiring. There is funding for local youth experience in the local workforce, which helps keep youth in our community. Same with the ANSEP program, which helps recruit FWS workforce.*
- *The school district has aggressively gone for education grants (State and Federal) to provide additional books (every child gets two books each month), staff for literacy, mental health and SEL programming, mental health counselors, partnerships to support students, preschool.*
- *BBNA Rebuild partnership w/DCSD – Piloted in 2014.*
- *Road improvements.*
- *Bike trail. Many community members advocated for it (it wasn't in the plan), and it has been wonderful for kids and families.*
- *High praise for community outreach during the pandemic; the City's partnership with the hospital.*

What People Love About Dillingham

- *I enjoy that Dillingham is a small town. It's easy to be involved with the community here. I appreciate the environment, subsistence resources, opportunity to enjoy the outdoors, the hospital here. Without the hospital, I wouldn't be able to live here. The school system is as good or as challenging as a family wants it to be. Facilities and basic infrastructure are good.*
- *The Yup'ik culture.*
- *Dillingham provides broader opportunities for different recreation and outdoor interests (hiking, fishing, hunting, trapping).*

- *People come together when there are hardships.*
- *Close knit support system.*
- *Having a public library, museum, and a University of Alaska campus in town is really great.*
- *The SAFE shelter.*
- *BBNA as a tribal arm for social services.*
- *Wonderful organizations working out of Dillingham.*
- *The people and the children.*
- *The people and relationships with small businesses.*
- *It's my home.*
- *Sense of community.*
- *The subsistence lifestyle.*
- *Alice Ruby.*
- *Everyone is like family. Going to the grocery store, I know everybody. It brings me joy to be close.*
- *Beauty and diversity. The Russian fleet that comes in the summer, the people from Croatia and Mexico for the canneries. Close knit families. Healthy rivalry between villages and sports. The King Run.*
- *"This is the place that has always been."*

Voters of the City of Dillingham

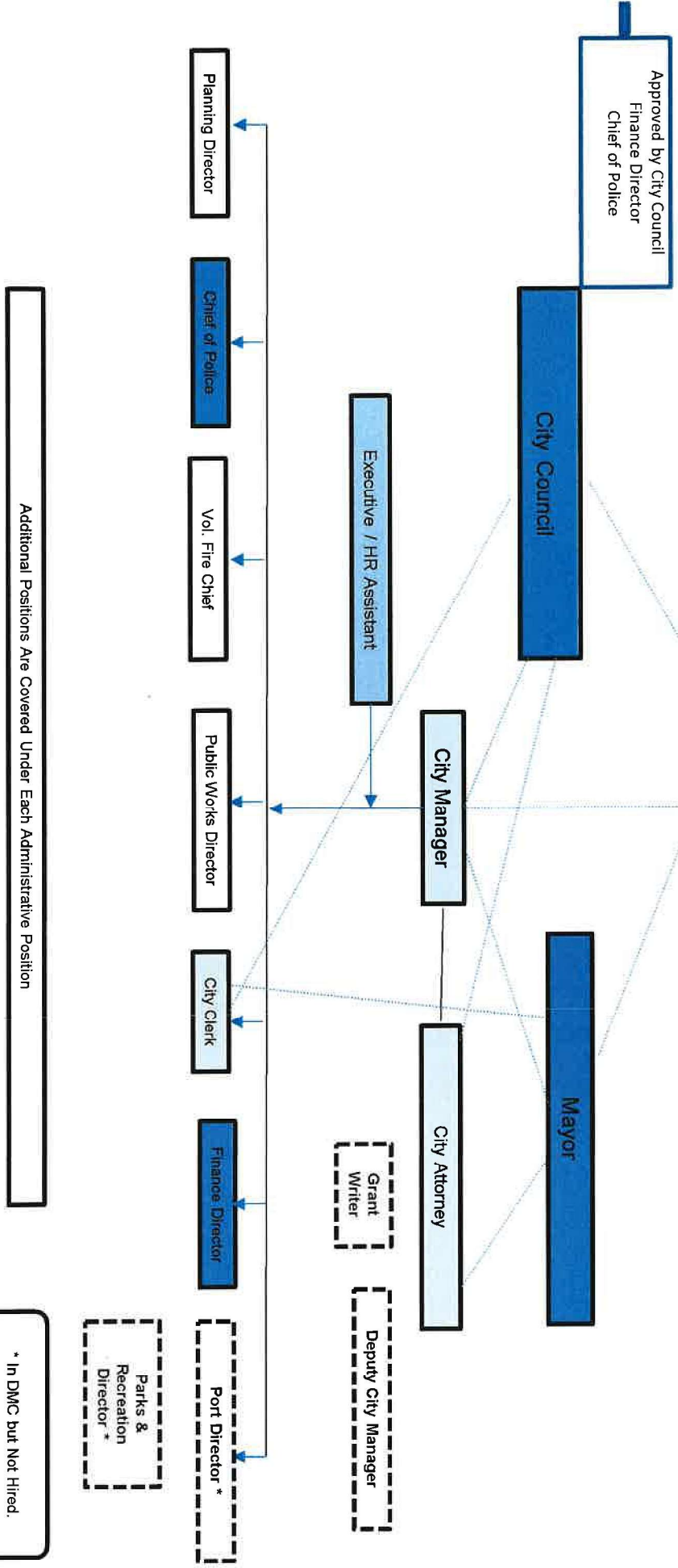


Appointed by City Council
City Manager
City Attorney
City Clerk

Approved by City Council
Finance Director
Chief of Police

Voters of the City of Dillingham

Approved but not hired:
Deputy City Manager
Grant Writer



Additional Positions Are Covered Under Each Administrative Position

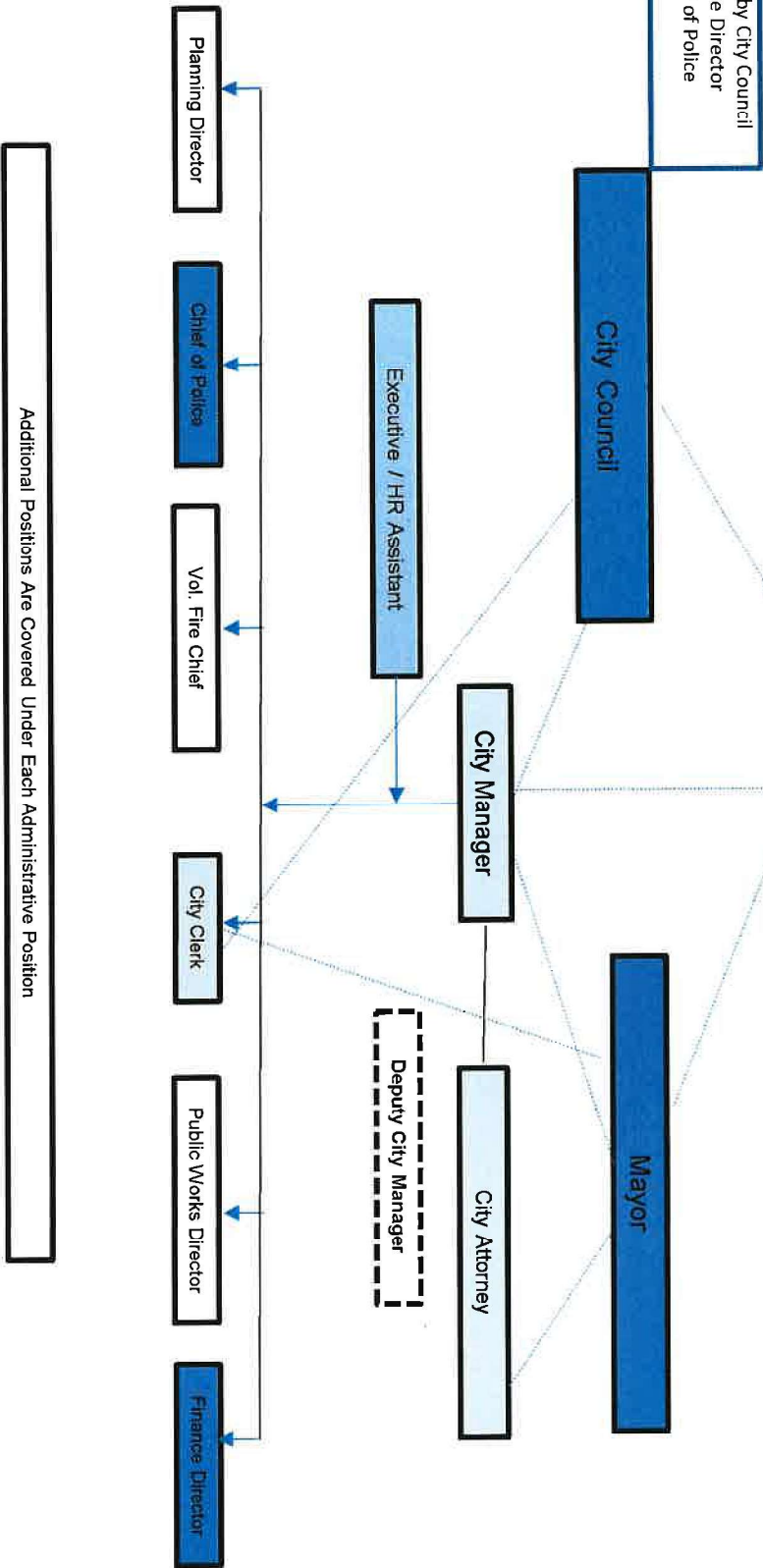
* In DMC but Not Hired.

Appointed by City Council
City Manager
City Attorney
City Clerk

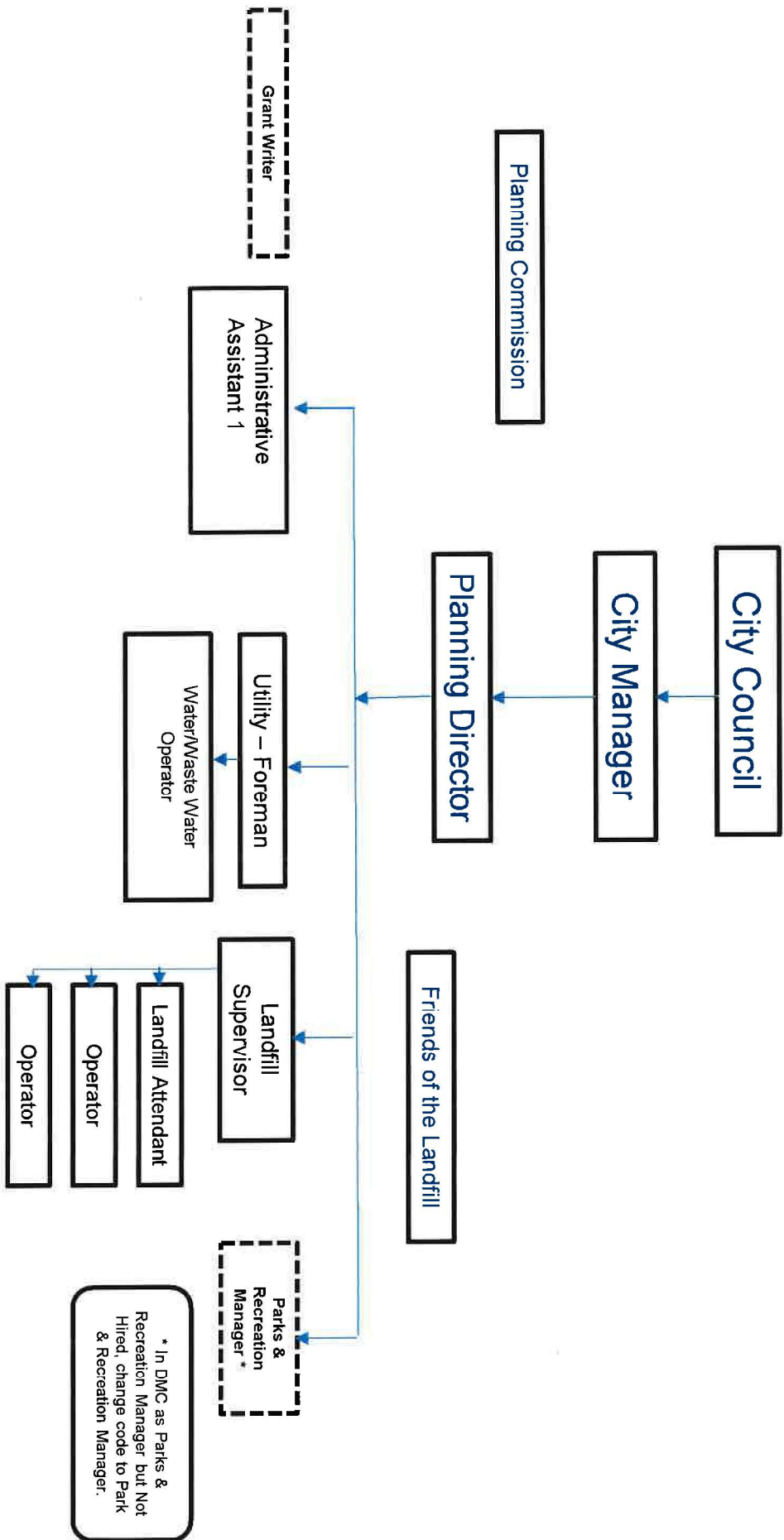
Approved by City Council
Finance Director
Chief of Police

Voters of the City of Dillingham

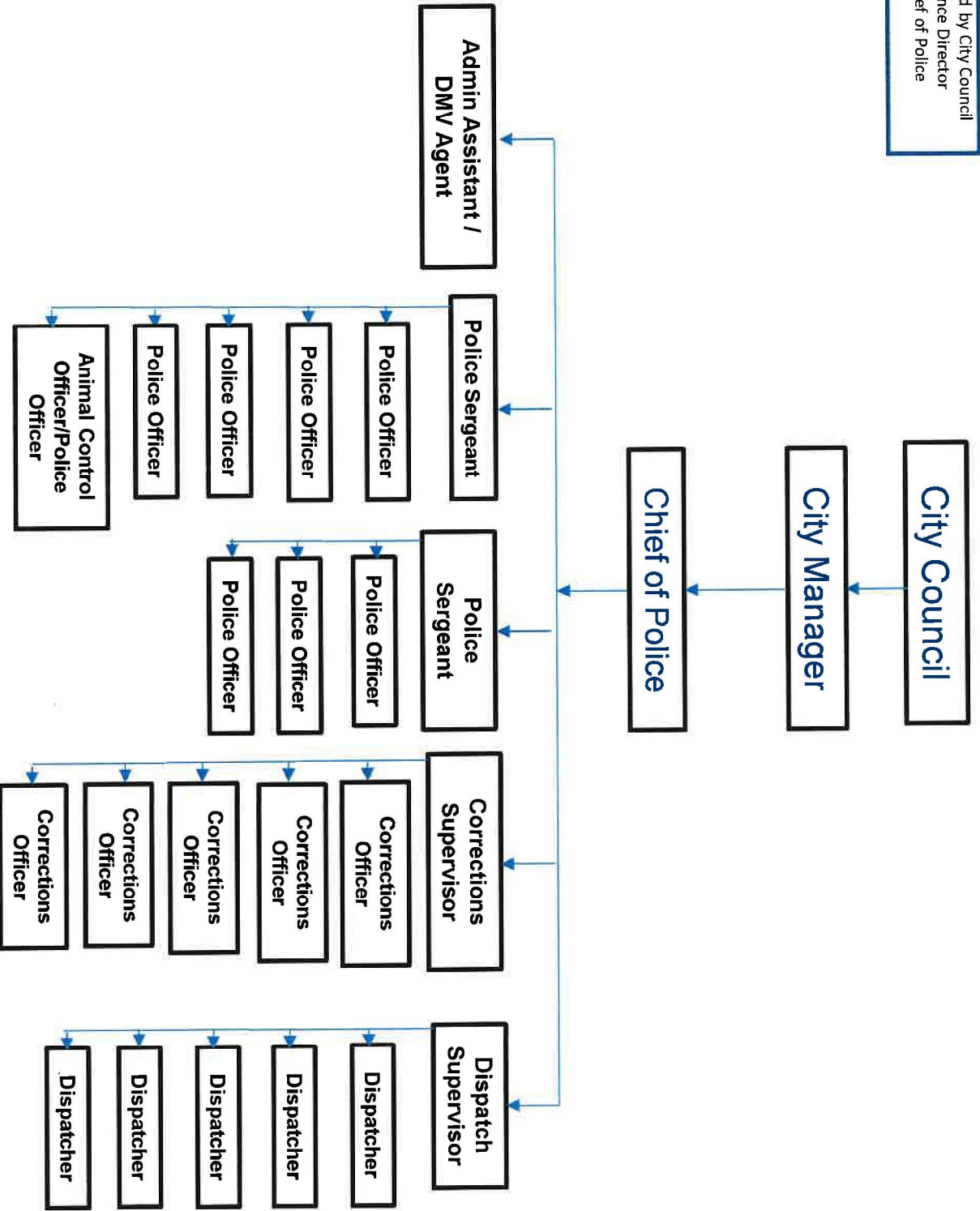
Approved but not hired:
Deputy City Manager
Grant Writer

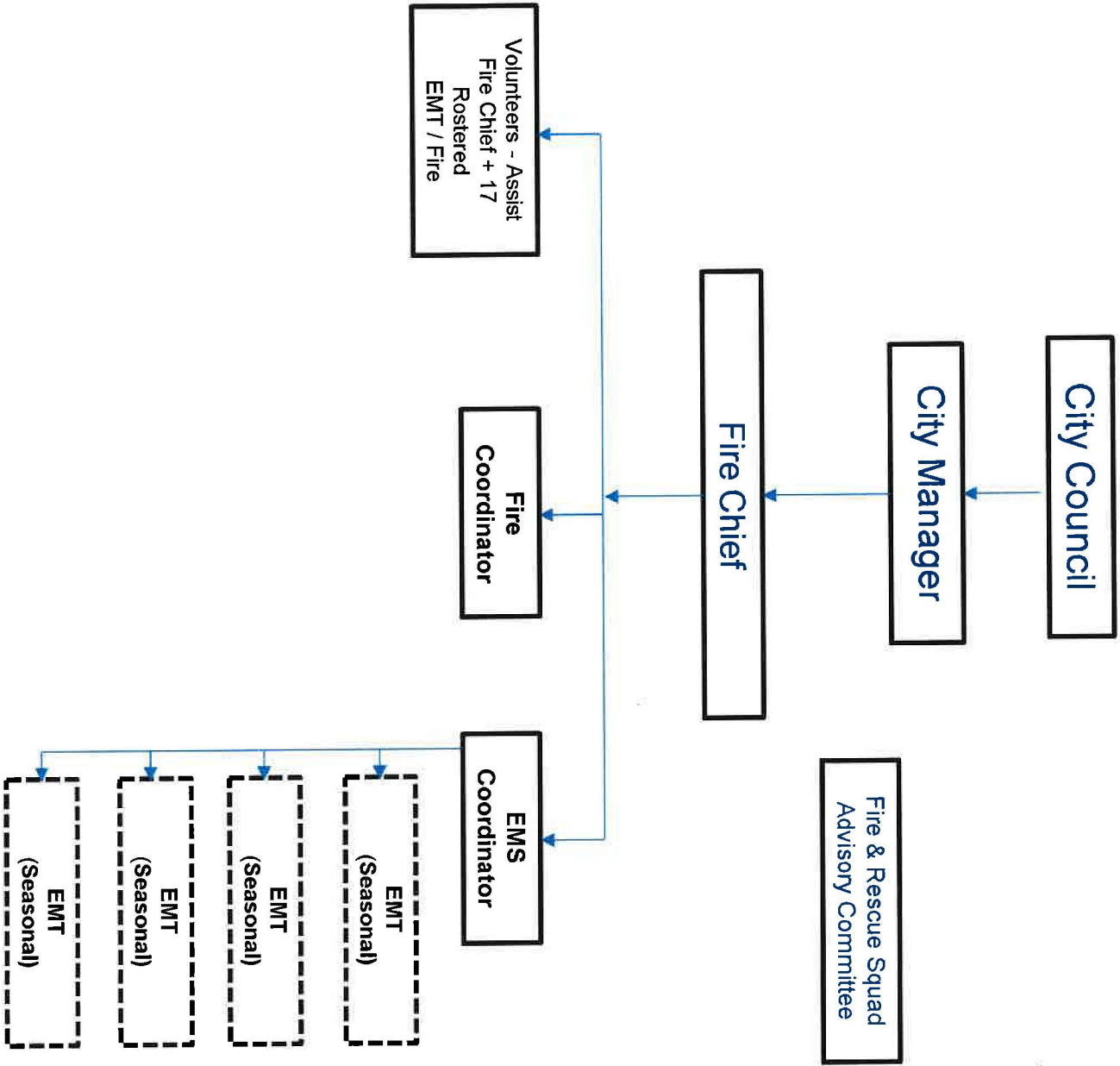


Additional Positions Are Covered Under Each Administrative Position



Approved by City Council
Finance Director
Chief of Police





* In DMC but Not Hired,
change code to eliminate
Port Director.
Port Director *

Port Advisory
Committee

City Council
City Manager

Public Works Director

Port (function)*

Public Works
Admin
Assistant

Building & Grounds
Foreman
B&G Assistant

PV
Foreman/Streets
Operator
Operator
Operator

Mechanic Heavy
Equipment Foreman
Fleet Mechanic

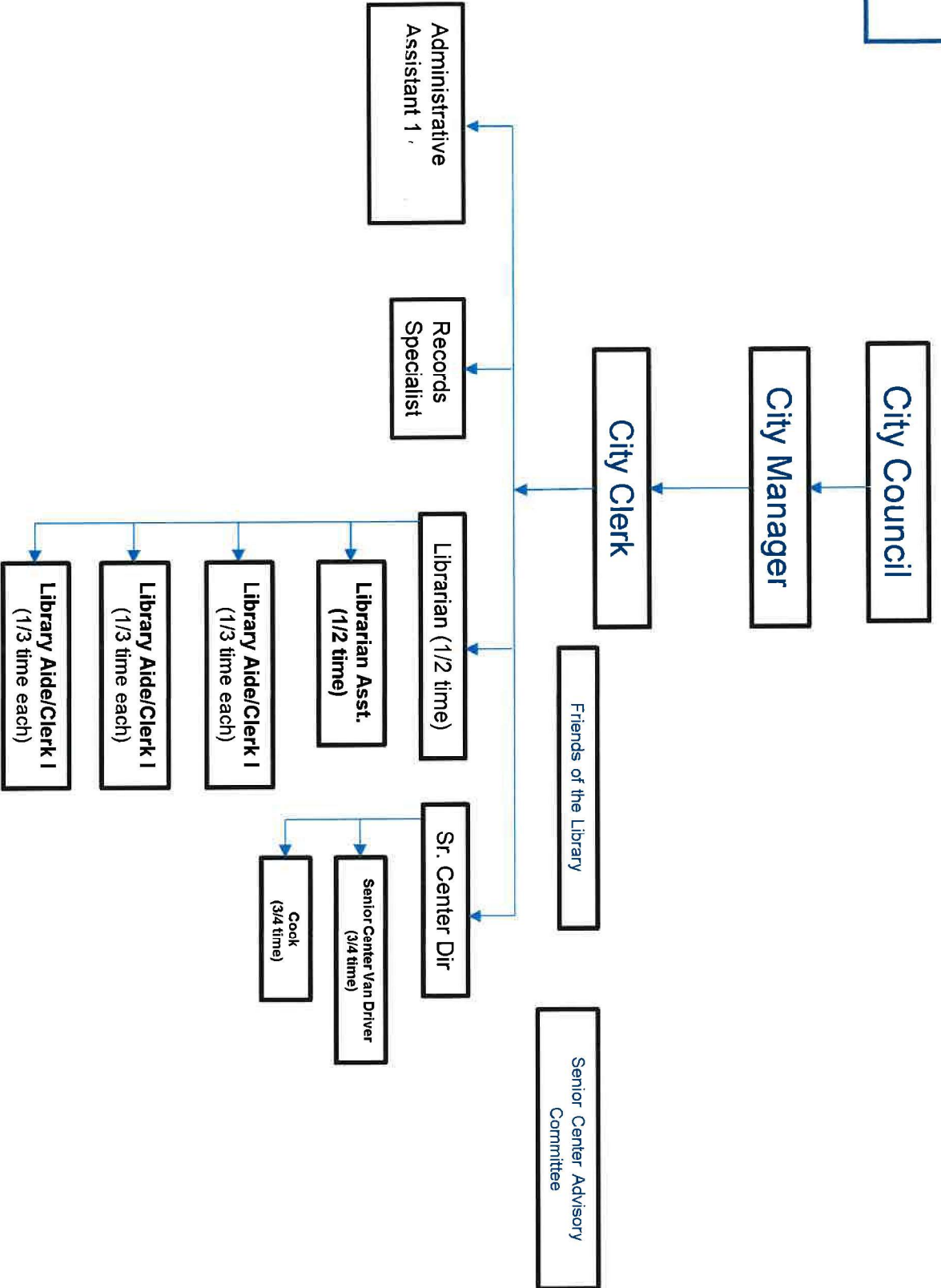
Dock Supervisor
(Seasonal)

Harbor
Master

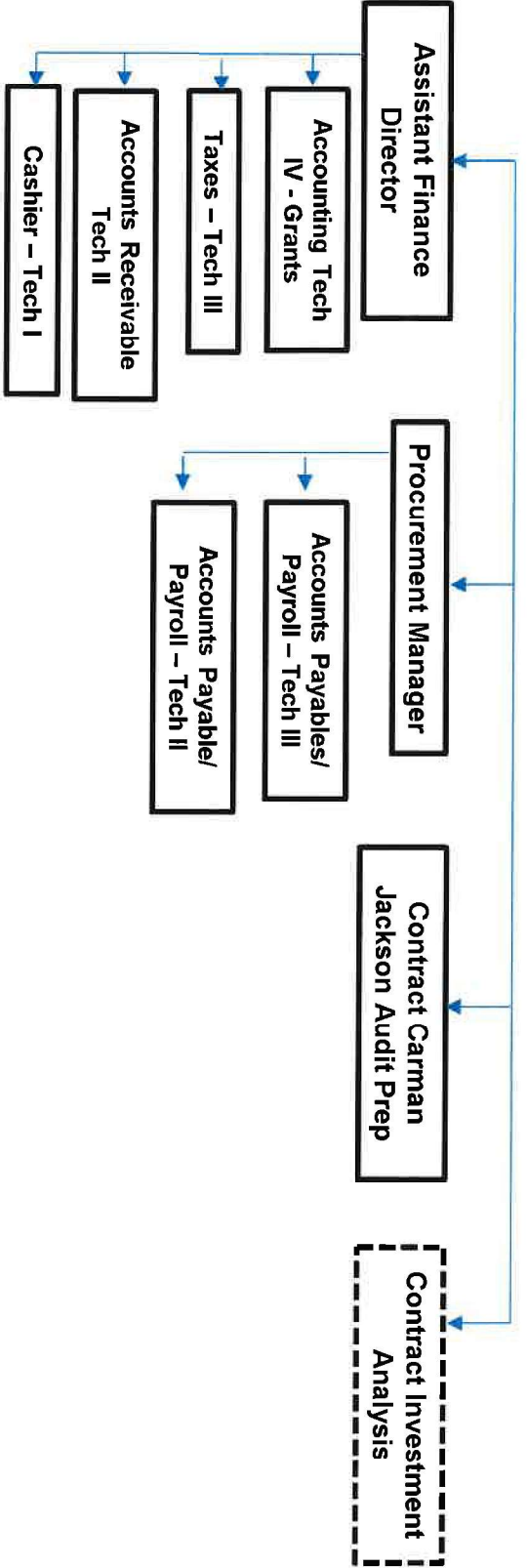
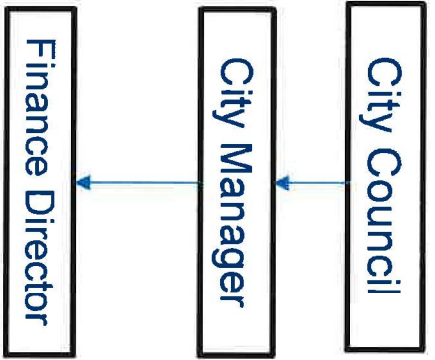
Harbor Assistant
(Seasonal)

Harbor Assistant
(Seasonal)

Appointed by City Council
City Manager
City Attorney
City Clerk



Approved by City Council
Finance Director
Chief of Police



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 891-893 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 corrected length on subdivision plat (97-15) can serve as the official easement for a City of Dillingham Road Easement with 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 7th DAY OF FEBRUARY 2024.

Kaleb Westfall, Chair

Patty Buholm, Planning Director



Planning Commission Meeting
Meeting Date: February 7, 2024

TITLE

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.

RECOMMENDED ACTION

I would like to make a motion to accept Resolution 2024-01; relinquishing the Grant of Easement for Right-of-Way recorded on book 42, pages 891-898 of the Bristol Bay Recording District.

SUMMARY OF ISSUE

This action will adopt this Resolution correcting the documented discrepancies by using only the platted document as a right-of-way. The adopted resolution will be forwarded to the City Council as a recommendation to relinquish the Grant of Easement that was granted to the City of Dillingham by Russell Thomas Fielding that was granted on August 3, 1994.

Due to the discrepancies that were found by the Federal Bureau Indian Land Surveyor during routine review of a potential subdivision by landowner with restricted Alaska Native Lands between the platted recorded document 97-15, which contains the correct length of 555.65 feet, and the verbiage listed in the written document (Grant of Easement for Right-of-Way); the right-of-way easement will continue, however will be documented by way of platted easement depicted on the recorded plat 97-15, Russell Fielding Subdivision Tracts A thru C & Lots 1 thru 6.

Due to the noted discrepancies no subdivision will occur until the easement is corrected.

BRISTOL BAY NATIVE ASSOCIATION
LAND MANAGEMENT SERVICES
P.O. Box 310, Dillingham, Alaska 99576
Phone 907-842-5257 Fax 907-842-5939

Certified mail 9171 9690 0935 0243 2871 97

January 12, 2024

Ms. Kimberly Johnson, Manager
City of Dillingham
P.O. Box 889
Dillingham, Alaska 99576

Subject: Waskey Road in Russell Fielding Subdivision, re A. Hurley/T. Mann pending subdivision, AA-6997 G

Dear Kimberly:

The BLM Bureau Indian Land Surveyor (BILS) who works at the Bureau of Indian Affairs (BIA) Realty office in Anchorage has informed us that the road easement (copy enclosed) that was conveyed to the City of Dillingham by Russell Fielding contains an incorrect distance. Enclosed is a copy of his note on the Grant of Easement for Right-of-Way that shows the error. Also enclosed is the plat of Russell Fielding Subdivision on which I have noted the location of the error in the Grant of Easement.

This problem is the same as the problem regarding the Grant of Easement for Emperor Way and Creek Side Subdivision, Elayne Ingram heirs.

The BILS indicated that the easiest way to resolve the problem is for the city to relinquish the Grant of Easement and to let the Fielding subdivision plat depict the dedicated easement because the plat is accurate.

This will help Ms. Hurley and Mr. Mann as they would like to do some transactions regarding the lots they are creating in their pending subdivision. The BIA will not allow them to do the transactions until the error is corrected.

Is the city is willing to issue a relinquishment document for the Grant of Easement? If so we will need the document (city council Resolution?) for recording with the BIA.

I'm looking forward to your response. Please let me or Alan Backford know if you have any questions.

Page 2, letter regarding the Waskey Road Grant of Easement

Sincerely,
BRISTOL BAY NATIVE ASSOCIATION



Tom Hoseth
Realty Officer

Cc: file
A. Hurley/T. Mann

LEGAL DESCRIPTION
proposed right-of-way within U.S.S. 7148, LOT 2

The following is a description the right-of-way line of Waskey Road within Lot 2, U.S. Survey No. 7148. Located near the city of Dillingham, Alaska within Section 7 and 8, Township 13 South, Range 55 West, Seward Meridian, Alaska and is more particularly described as follows:

Commencing at a 3 1/4" brass cap monument at Corner No. 2 of Lot 2, U.S. Survey No. 7148, as shown on the official plat of U.S. Survey No. 7148, comprising of (2) Lots, surveyed by Charles E. Akin, Jr., in 1982, under special instructions dated April 27, 1982 and approved June 14, 1982. Filed June 22, 1983 with the United States Department of the Interior, Bureau of Land Management. Thence, S. 01°52'21" W., along said line between Corners (2-1) of Lot 2, U.S. Survey No. 7148 a distance of 185.02 feet to the intersection of said lot line and the northerly right-of-way line of Waskey Road and the True Point of Beginning.

Thence, S. 55°26'33" E., along said northerly right-of-way line a distance of 2176.98 feet;

Thence, continuing along said northerly right-of-way line a distance of 453.36 feet, with a curve concave to the northeast, having a radius of 9960.00 feet;

Thence, S. 58°03'02" E., continuing along said Waskey Road right-of-way line a distance of 671.65 feet to a point;

Thence, N. 31°56'58" E., along said northerly right-of-way line a distance of 30.00 feet;

Thence, S. 58°03'02" E., along said northerly right-of-way line a distance of 116.01 feet;

Thence, continuing along said northerly right-of-way line a distance of 305.68 feet, with a curve concave to the southwest, having a radius of 580.00 feet to the intersection of said northerly right-of-way line and the line between corners (4-5) Lot 2, U.S. Survey No. 7148, common to the northerly line of Lot 1, Bernie Subdivision as shown in the plat recorded as 85-25, surveyed by Stan Sears and Associates in 1984 and recorded June 12, 1985 with the Bristol Bay Recording District.

Thence, S. 89°59'05" W., along said lot line a distance of 48.47 feet to a 3 1/4" brass cap monument at the corner of Lot 1 of Bernie Subdivision and Lot 8 of Wood River Subdivision, recorded as plat 78-6, surveyed by Kaljenco, Inc., in 1977 and filed February 23, 1978 with the Bristol Bay Recording District.

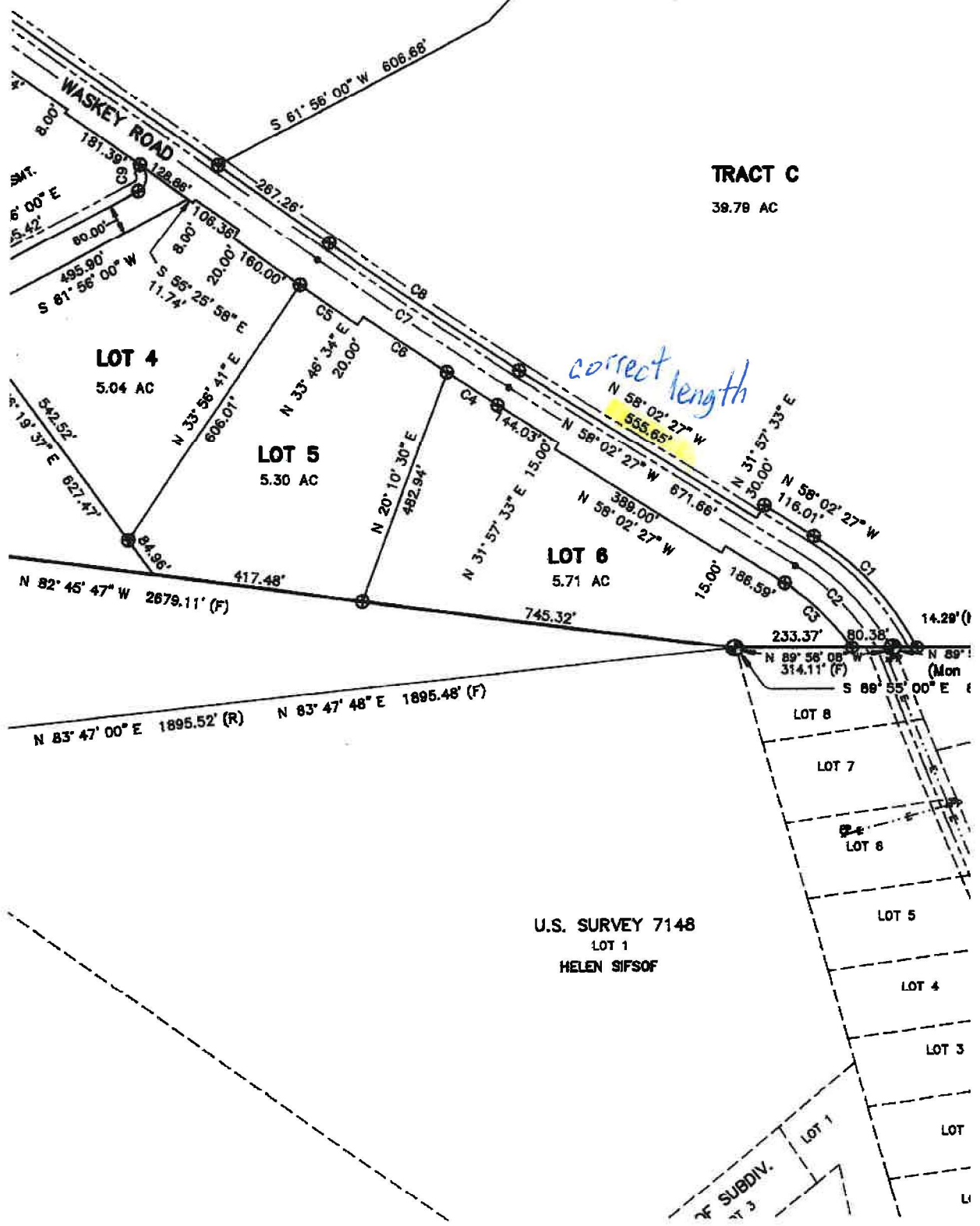
Thence, N. 89°59'05" W., along said line Lot 2 of U.S. Survey No. 7148, and the said northerly line Lot 8, Wood River Subdivision a distance of 80.30 feet to the intersection of said line and the southerly right-of-way line of Waskey Road;

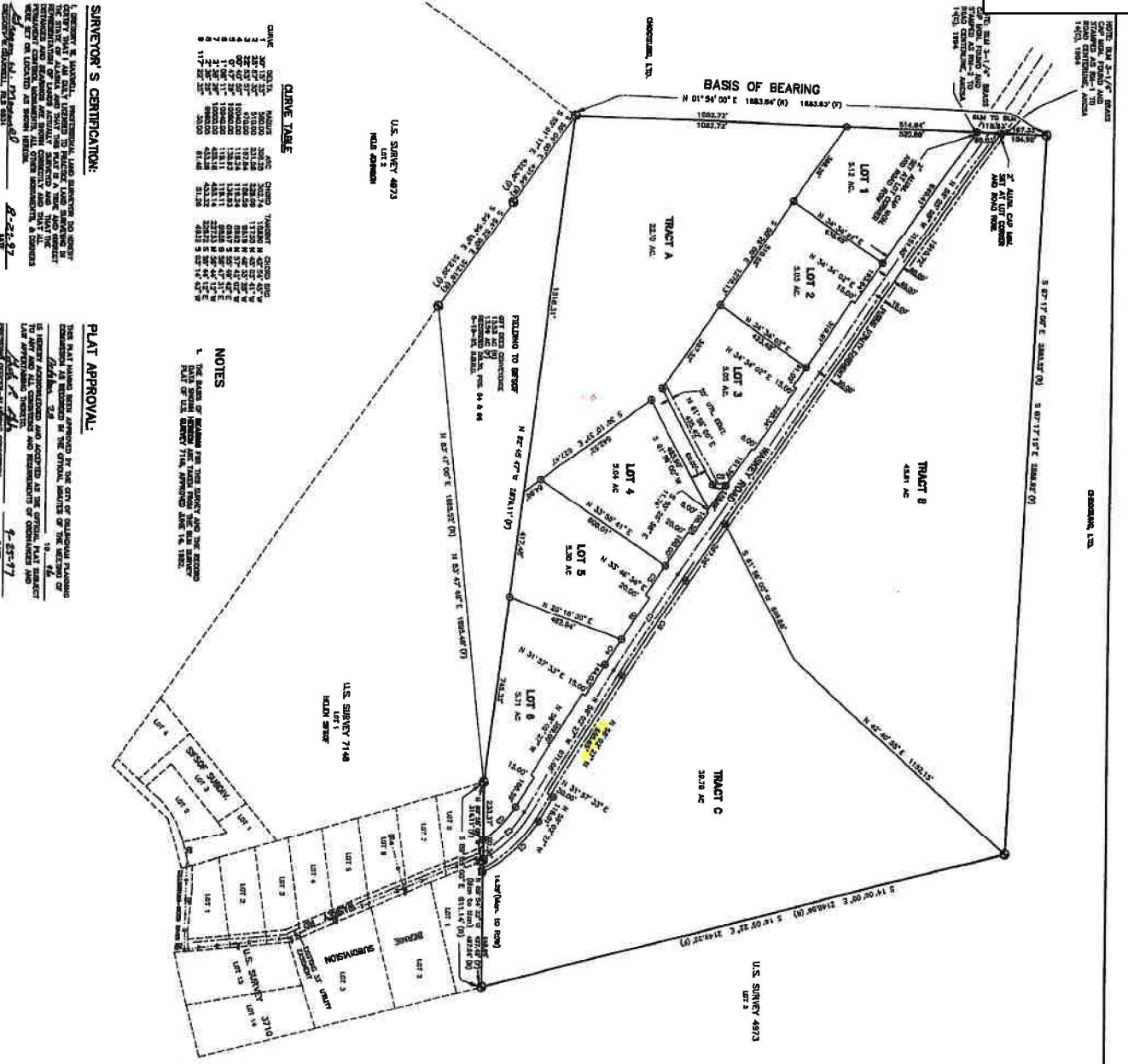
7148, lt. 2
1/3

Exhibit 1

TRACT B
45.61 AC

TRACT C
38.78 AC





CURVE TABLE

CHORD	ANGLE	TANGENT	CHORD BISECT
1	30° 00' 00"	51.961524	15.923469
2	35° 00' 00"	67.181610	21.536765
3	40° 00' 00"	83.138418	28.176048
4	45° 00' 00"	100.000000	35.980762
5	50° 00' 00"	117.983872	44.939841
6	55° 00' 00"	137.181610	55.014361
7	60° 00' 00"	158.808000	66.283688
8	65° 00' 00"	183.861524	78.808000

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY AND THE EXISTING AND PROPOSED ROAD FROM THE SURVEY TO THE CENTER OF THE RIVER IS NORTH 71° 00' 00" WEST, 124.86 FEET.

PLAT APPROVAL:

THE PLAT SUBMITTED HEREON IS APPROVED BY THE CITY OF OKLAHOMA PLANNING DEPARTMENT AS BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING DEPARTMENT AND ACCEPTED AS THE OFFICIAL PLAT FOR THE PURPOSES OF THE CITY OF OKLAHOMA.

DATE: 4-23-17

ACCEPTANCE OF DEDICATION:

THE CITY OF OKLAHOMA HEREBY ACCEPTS FOR PUBLIC USE AND THE PUBLIC PURPOSES THE LAND PROPOSED TO BE DEDICATED TO THE CITY OF OKLAHOMA AND AGREES TO MAINTAIN THE ROAD, BRIDGE, AND UTILITY LINES, AND TO PAY THE COSTS OF MAINTENANCE AND REPAIR THEREOF.

DATE: 4-23-17

SIGNED: [Signature]

TAX CERTIFICATION

LANDS SHOWN ON THIS PLAT ARE SUBJECT TO TAXATION BY THE STATE OF OKLAHOMA.

DATE: 4-23-17

LEGEND

- ① 2-1/2" DIA. HOLE MARK ON ALUMINUM CONVEYANCE TRACK
- 1/2" DIA. HOLE MARK ON 3/4" DIA. PLYWOOD
- UNDERSTANDING POINT
- (M) MOUND
- (F) FENCE

U.S. DEPARTMENT OF INTERIOR
 BUREAU OF INDIAN AFFAIRS

NOTARY'S ACKNOWLEDGEMENT:

I, [Signature], Notary Public for the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant.

DATE: 4-23-17

ATTEST: [Signature], Notary Public

NOTARY'S ACKNOWLEDGEMENT:

I, [Signature], Notary Public for the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant.

DATE: 4-23-17

ATTEST: [Signature], Notary Public

NOTARY'S ACKNOWLEDGEMENT:

I, [Signature], Notary Public for the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant.

DATE: 4-23-17

ATTEST: [Signature], Notary Public

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE UNDERSIGNED HEREBY CERTIFY THAT THE QUANTITY OF THE LAND AND THE LOCATION THEREOF AS SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF THE BELIEF OF THE UNDERSIGNED AND ARE SUBJECT TO THE PUBLIC USE OF THE CITY OF OKLAHOMA FOR THE PURPOSES OF THE CITY OF OKLAHOMA.

DATE: 4-23-17

SIGNED: [Signature]

RUSSSELL FELDING SUBDIVISION
 TRACTS A THRU C & LOTS 1 THRU 6

A SUBDIVISION OF A PORTION OF LOT 2, U.S. SURVEY 7146 LOCATED APPROXIMATELY 2 MILES NW OF OKMUSKOGEE, OK., ON THE WEST SIDE OF THE BALDWIN-WOOD RIVER ROAD WITHIN SECTIONS 7, 8, & 9, T.23S., R.65W., S.14, A.C.

PREPARED BY: **BARRETT-MAWDELL & ASSOCIATES**
 SURVEYORS & FORESTERS • LAND USE CONSULTANTS

DATE: 4-23-17



UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

GRANT OF EASEMENT FOR RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

That the United States of America, acting by and through the Superintendent, Bureau of Indian Affairs, Department of the Interior, Anchorage Agency, 1675 C St., Anchorage, Alaska, 99501-5198, for, and on behalf of: Russell Thomas Fielding, Alaska Native of Rancho Santa Margarita, California, hereinafter referred to as "GRANTOR," under authority contained in 209 DM 8 dated November 17, 1981, Secretary's Order No. 3150 dated May 11, 1992, as amended March 5, 1993, and 10 BIAM Bulletin 13 dated November 19, 1992, as amended April 8, 1993, and the Addendum to 10 BIAM 3 dated January 17, 1989; and pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17; 25 USC 323-328), and Part 169, Title 25, Code of Federal Regulations, which by reference are made a part hereof, in consideration of no consideration, the receipt of which is hereby acknowledged, does hereby grant to: City of Dillingham, of Dillingham, Alaska 99576, its successors and assigns, hereinafter referred to as "GRANTEE," an easement for right-of-way for the following purpose(s), specifically: road, over the land embraced within the right-of-way situated on the following described lands located within Township 13 South, Range 55 West, Seward Meridian, Bristol Bay Recording District, State of Alaska:

Lot 2, U.S. Survey 7148, Alaska,

said easement is limited to and more particularly described as:

a portion of Lot 2, U.S. Survey 7148, as described on Exhibit 1 attached hereto

said right-of-way to be 7.193 acres in area, as shown on the map attached hereto, and made a part hereof.

To have and to hold the said easement and right-of-way unto the GRANTEE and unto its successors and assigns subject to the following provisions.

BOOK 42 PAGE 882
Bristol Bay Recording District

1. GRANTEE agrees to hold harmless and indemnify forever the owner, the United States, and authorized users and occupants from any action whatsoever arising from the death or injury of any person, or damage to any property, resulting from the GRANTEE'S use and enjoyment of the rights granted him by this easement. Acceptance and use of this easement will constitute full knowledge of, and agreement to, the foregoing stipulation.
2. GRANTEE agrees to restore the land to its original condition, as far as is reasonably possible, upon termination or revocation of this easement for any reason. Failing to comply with this stipulation, GRANTEE agrees to bear all expenses and costs incurred by the owner and/or the United States in accomplishing said restoration.
3. GRANTEE agrees to pay promptly all damages, determined by the Secretary to be due to the Landowners and authorized users and occupants of the land on account of the survey, granting, construction and maintenance of the right-of-way.
4. GRANTEE agrees to cut, limb, and stack trees alongside the right-of-way for the allottee's use.
5. If any previously unknown archeological sites or objects are discovered in the course of this undertaking, work in the vicinity will stop pending further recommendations from this office (36 CFR 800.11.).

This easement is subject to any prior valid existing right or adverse claim and is perpetual, so long as said easement shall be actually used for the purpose above specified; PROVIDED, that this right-of-way may be terminated in whole or in part by the GRANTOR for any of the following causes upon 30 days written notice, and failure of the GRANTEE within said notice period to correct the basis of termination (25 CFR 169.20):

1. Failure to comply with any term or condition of the Application, Grant or the applicable regulations.
2. A non-use of the right-of-way for any consecutive two-year period (for the purpose for which it was granted).
3. An abandonment of the right-of-way, as determined by the BIA.

The condition of this easement shall extend to and be binding upon and shall inure to the benefit of the successors and assigns of the GRANTEE.

IN WITNESS WHEREOF, GRANTOR has executed this grant of easement this 3 day of August, 1994.

979 2869

BOOK 42 PAGE 893
Bristol Bay Recording District

UNITED STATES OF AMERICA

By [Signature]
U.S. Department of the Interior
Bureau of Indian Affairs

A C K N O W L E D G M E N T

STATE OF ALASKA)
Third JUDICIAL DISTRICT) ss.
)

The foregoing instrument was acknowledged before me on this 3rd
day of August, 1994 by Albert D. Fairley

State of Alaska
NOTARY PUBLIC
Rachel White
My Commission Expires April 25, 1997

[Signature]
Notary Public for the State of Alaska
My Commission Expires: April 25, 1997

Return to: Bristol Bay Native Association
Realty
P.O. Box 310
Dillingham, Alaska 99576

979 2869

RECORDED
AK TITLE SERVICES CENTER
94 AUG -4 AM 11:23
BUREAU OF INDIAN AFFAIRS
JUNEAU AREA OFFICE

LEGAL DESCRIPTION
proposed right-of-way within U.S.S. 7148, LOT 2

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Thence, S. 55°26'33" E., along said northerly right-of-way line a distance of 2176.98 feet;

Thence, continuing along said northerly right-of-way line a distance of 453.36 feet, with a curve concave to the northeast, having a radius of 9960.00 feet;

Thence, S. 58°03'02" E., continuing along said Waskey Road right-of-way line a distance of 671.65 feet to a point;

Thence, N. 31°56'58" E., along said northerly right-of-way line a distance of 30.00 feet;

Thence, S. 58°03'02" E., along said northerly right-of-way line a distance of 116.01 feet;

Thence, continuing along said northerly right-of-way line a distance of 305.68 feet, with a curve concave to the southwest, having a radius of 580.00 feet to the intersection of said northerly right-of-way line and the line between corners (4-5) Lot 2, U.S. Survey No. 7148, common to the northerly line of Lot 1, Bernie Subdivision as shown in the plat recorded as 85-25, surveyed by Stan Sears and Associates in 1984 and recorded June 12, 1985 with the Bristol Bay Recording District.

Thence, S. 89°59'05" W., along said lot line a distance of 48.47 feet to a 3 1/4" brass cap monument at the corner of Lot 1 of Bernie Subdivision and Lot 8 of Wood River Subdivision, recorded as plat 78-6, surveyed by Kaljenco, Inc., in 1977 and filed February 23, 1978 with the Bristol Bay Recording District.

Thence, N. 89°59'05" W., along said line Lot 2 of U.S. Survey No. 7148, and the said northerly line Lot 8, Wood River Subdivision a distance of 80.30 feet to the intersection of said line and the southerly right-of-way line of Waskey Road;

7148, lt. 2
1/3

BRISTOL BAY RECORDING DISTRICT

Thence, continuing along said southerly right-of-way line a distance of 187.42 feet, with a curve concave to the southwest, of which the radial line to said point bears N. 54°47'49" E., having a radius of 470.00 feet, through a central angle of 22°50'51" to a radial line of said curve;

Thence, N. 58°03'02" W., along said southerly right-of-way line a distance of 138.63 feet;

Thence, S. 31°56'58" W., along said southerly right-of-way line a distance of 15.00 feet;

Thence, N. 58°03'02" W., along said southerly right-of-way line a distance of 389.00 feet;

Thence, N. 31°56'58" E., along said southerly right-of-way line a distance of 15.00 feet;

Thence, N. 58°03'02" W., continuing along said southerly right-of-way line a distance of 144.03 feet;

Thence, continuing along said southerly right-of-way line a distance of 318.35 feet, with a curve concave to the northeast, having a radius of 10,040.00 feet;

Thence, S. 33°45'59" W., along said southerly right-of-way line a distance of 20.00 feet;

Thence, along said southerly right-of-way line a distance of 138.93 feet, with a curve concave to the northeast, of which a radial line to said point bears S. 33°45'59" W., having a radius of 10,060.00 feet, through a central angle of 00°47'28" to a radial line of said curve;

Thence, N. 55°26'33" W., along said southerly right-of-way line a distance of 160.00 feet;

Thence, N. 34°33'27" E., along said southerly right-of-way line a distance of 20.00 feet;

Thence, N. 55°26'33" W., along said southerly right-of-way line a distance of 106.36 feet;

Thence, S. 34°33'27" W., along said southerly right-of-way line a distance of 8.00 feet;

Thence, N. 55°26'33" W., along said southerly right-of-way line a distance of 310.00 feet;

Thence, N. 34°33'27" E., along said southerly right-of-way line a distance of 8.00 feet;

Thence, N. 55°26'33" W., along said southerly right-of-way line a distance of 298.34 feet;

Thence, S. 34°33'27" W., along said southerly right-of-way line a distance of 15.00 feet;

Thence, N. 55°26'33" W., along said southerly right-of-way line a distance of 408.00 feet;

7148, lt. 2
2/3

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Bristol Bay Recording District

979 2869

Thence, N. 34°33'27" E., along said southerly right-of-way line a distance of 15.00 feet;

Thence, N. 55°26'33" W., along said southerly right-of-way line a distance of 842.95 feet to the intersection of said southerly right-of-way line and said Lot 2, U.S. Survey No. 7148, line between Corners No. (1-2);

Thence, N. 01°52'21" E., along said line (1-2) of Lot 2, U.S. Survey No. 7148, across Waskey Road a distance of 95.05 feet to the point of beginning.

Containing 313,311 sq. ft. or 7.193 acres of land more or less.

7148, lt. 2
3/3

BRISTOL BAY RECORDING DISTRICT

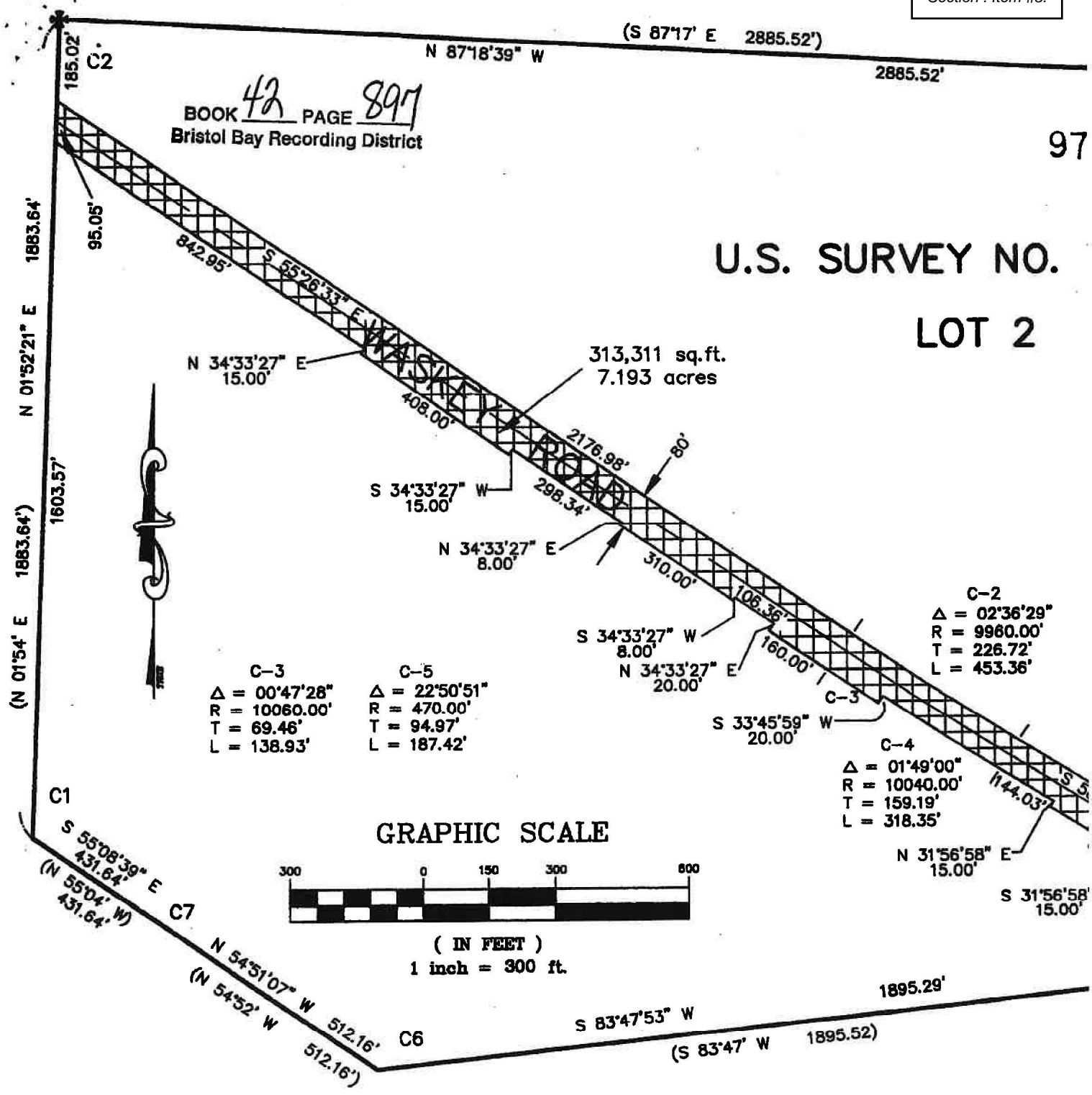
(S 87°17' E 2885.52')

2885.52'

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Bristol Bay Recording District

97

U.S. SURVEY NO.
LOT 2



Legend

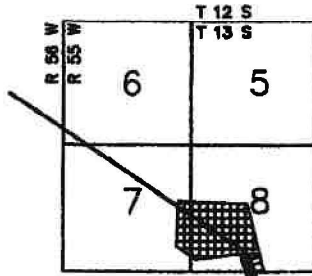
- Bearings are oriented to True North.
- Corners depicted on map were located.
- The north line of U.S. Survey No. 4920 was held as the basis of bearing for our control network survey and these right-of-way maps. (N 89°59'48" W 1210.00') 1209.90 Plat 79-3

Legend

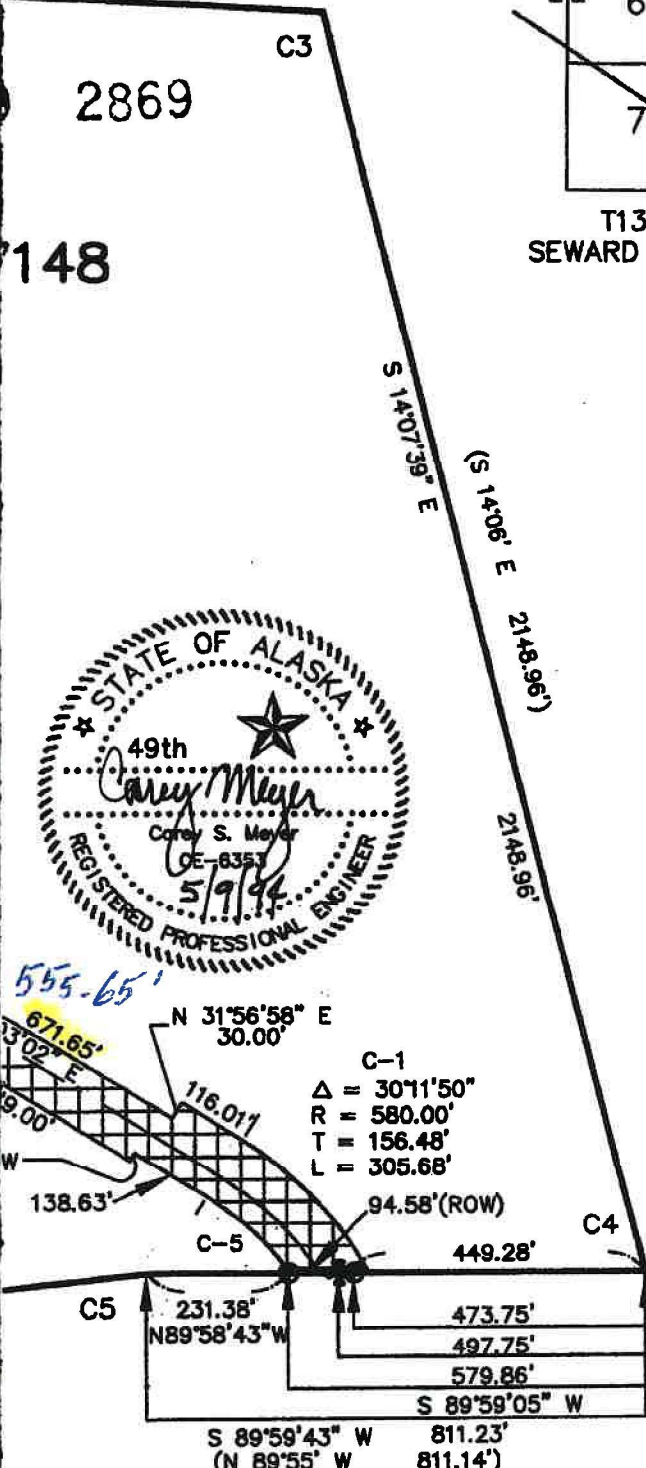
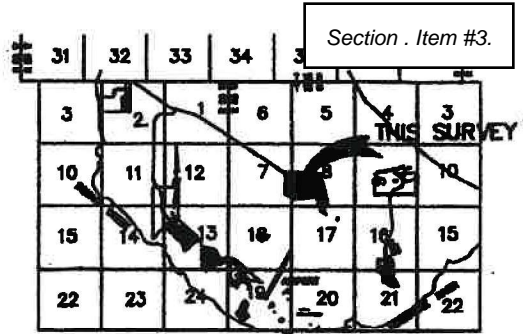
- ⊕ 3 1/2" Brass Cap mon. (BLM record monument)
- ⊕ 2" Aluminum Cap mon. (Plat 78-6 of Bernie Subd.)
- () BLM record data (U.S. Survey No. 7148)

PREPARE
DRAWN E
CHECKED
NO.

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 Bristol Bay Recording District



T13S R55W
 SEWARD MERIDIAN, AK



UNITED STATES DEPARTMENT OF INTERIOR
 BUREAU OF INDIAN AFFAIRS
 Anchorage AGENCY
 ENGINEER'S AFFIDAVIT

STATE OF ALASKA

Carey S. Meyer, being first duly sworn, deposes and states that he is a licensed Civil Engineer, employed by ASCG, Incorporated; that the survey was made by him (or under his direction); that he has examined the field notes of the survey for Waskey Road right-of-way as described and shown on this map; that this map was prepared under his direction from said field notes; and that said right-of-way is 3,509.19 feet in length, beginning at Sta. 179+50.12 and ending at Sta. 214+59.31 and is accurately located on this map.

Carey Meyer
 PROJECT ENGINEER
 (Title)

Subscribed and sworn to before me this 9th day of May 1994,
 by Carey Meyer

Douglas A. Gracich
 Notary Public
4/12/94
 My Commission Expires

94-882

RECORDED - FILED 36
 Bristol Bay REC. DIST.
 DATE 8/19 1994
 TIME 3:00 P.M.
 Requested by (BBNA)
 Address

BY: ASCG, INCORPORATED 301 Arctic Slope Ave. Anchorage, AK 99518	
KAM	DATE: 05/08/1994
DAG	DRAWING NO.: L2S7148
2594	SHEET 1 OF 1

CITY OF DILLINGHAM
 P.O. BOX 889
 DILLINGHAM, ALASKA 99576
 MAP SHOWING
 RIGHT OF WAY REQUIRED FOR
 WASKEY ROAD
 Within Lot 2 of U.S. Survey No. 7148
 Sec. 7,8,17 and 18 T13S R55W Seward Meridian, AK



BRISTOL BAY NATIVE ASSOCIATION
Land Management Services
PO Box 310, Dillingham, Alaska 99576-0310
Phone: 1-800-478-5257 or (907)842-5257
Fax: (907)842-5939

Enclosed: Deed and attachments – (4)

Grantor(s): Russell T. Fielding
6306 Willow Walk Way
Arlington, TN 38002

Grantee(s): Alannah Hurley & Terry Mann (husband and wife)
P.O. Box 1488
Dillingham, AK 99576

AFTER RECORDING RETURN TO:

Bristol Bay Native Association
Land Management Services
P.O. Box 310
Dillingham, Alaska 99576

Location Index:

Tract B, Russell Fielding Subdivision, Plat No. 97-15, Bristol Bay Recording District

BRISTOL BAY RECORDING DISTRICT

Deed – Sale Page 1 of 4
Russell T. Fielding to Alannah Hurley & Terry Mann Restrictions Retained

AA-6997

DEED

THIS DEED, made and entered into this 30 day of August, 2022, by and between Russell T. Fielding, Alaskan Native of 6306 Willow Walk, Arlington, TN 38002, Grantor, and Alannah Hurley & Terry Mann (husband and wife), Alaska Natives of P.O. Box 1488, Dillingham, Alaska 99576, Grantees. This conveyance is made pursuant to the Native Allotment Act of May 17, 1906 (34 Stat. 197), as amended by the Act of August 2, 1956 (70 Stat. 954).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the receipt of which is hereby acknowledged, does convey and warrant unto said Grantees the following described real estate and premises in the State of Alaska, and more particularly described as follows:

Tract B, Russell Fielding Subdivision, as shown on Plat No. 97-15, Bristol Bay Recording District, Alaska, containing 45.61 acres.

Together with all improvements, if any, and the appurtenances thereunto belonging, and the said Grantor, for himself and his heirs, executors, and administrators, does hereby covenant, promise, and agree to and with the said Grantees, their heirs, successors, and assigns, that he will forever warrant and defend the said premises against the claim of all persons, claiming or to claim by, through or under himself only.

To have and to hold said described premises unto the said Grantee, their heirs, successors and assigns forever.

This grant is subject to the following interests reserved to the United States:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391, 43 U.S.C. 945;
2. All the oil and gas in the land so allotted, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922, 42 Stat. 415, as amended and supplemented, 43 U.S.C. 270-11-13.

BRISTOL BAY RECORDING DISTRICT

Deed – Sale Page 2 of 4
Russell T. Fielding to Alannah Hurley & Terry Mann Restrictions Retained



This deed is only valid when accompanied by Exhibit B, Approval of Conveyance, signed by the Regional Director, Bureau of Indian Affairs, Alaska Region, pursuant to the delegations of authority found in 209 DM 8, 230 DM 1, and 3 IAM 4.

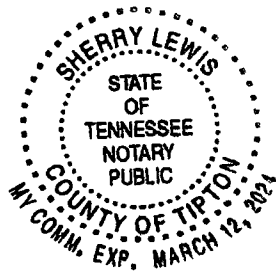
IN WITNESS WHEREOF, That said Grantor has hereunto set his hand and seal on the day and the year first above written.

(Handwritten Signature)

Russell T. Fielding, Grantor
Native Allotment Number AA-6997

STATE OF Tennessee)
) ss:
COUNTY OF Tipton)

The foregoing instrument was acknowledged before me this 30th day of August, 2022, by Russell T. Fielding.



(Handwritten Signature)

Notary Public in and for the State of Tennessee
My Commission Expires: March 12, 2024

BRISTOL BAY RECORDING DISTRICT

Deed – Sale Page 3 of 4
Russell T. Fielding to Alannah Hurley & Terry Mann Restrictions Retained



Case Number: 44926
Grantor Name: RUSSELL THOMAS FIELDING

**"Exhibit B-Approval of Conveyance and
Conveyed Interests Report"**

UNITED STATES
DEPARTMENT OF THE INTERIOR
Bureau of Indian Affairs

The within document is hereby approved in accordance with authority delegated to the Assistant Secretary - Indian Affairs by 209 DM 8; to the Director, Bureau of Indian Affairs by 230 DM 1, to the Deputy Bureau Director, Field Operations and BIA Regional Directors by 3 IAM 4. Consideration to be made to the Grantor for purchase of the ownership interest as shown in Exhibit A-Grantor Deed Interest Report, is \$ 000.00.

Approval Date: 02/22/2023



ACTING REGIONAL DIRECTOR

AOCEB01 *E ; E ; 01 ; 979 ; 4200367268 ; 44926 ; 975A002724*
Office Codes : E.E.01.979 AD Number : 4200367268 Case : 44926



UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF INDIAN AFFAIRS
Exhibit A - Grantor Conveyed Interests Report

Grantor Name: RUSSELL THOMAS FIELDING

Case Number: 44926
Date: 02/21/2023
Page: 1 of 1

Item	Tract ID	Tract Name	Tract Acreage	Owner Conveyed Fractional Interest	Interest Value	Conveyed Interest Type
1	979 AA 6997 G	RUSSELL THOMAS FIELDING	45.610	1	\$ 000.00	A-All (TITLE & Beneficial)

State County Lot Block Sub-Division Legal Description Resource

AK BRISTOL BAY TR B X Tract B, Russell Fielding Subdivision, plat No. 97-15, Bristol Bay Recording District, Alaska, containing 45.61 acres. Both (Except O & G)

Total Monetary Consideration: \$ 000.00
 Total Non-Monetary Consideration: \$0.00
 Total Consideration: \$ 000.00



EXAC101 *E; E; 01; 979; 4200367268; 44926; 975A002724*

Office Codes : E, F, 01, 979 AD Number : 4200367268 Case : 44926