

Potential Subdivision Development Report

Management Report

Date: April 18, 2024

Subject: **Potential Residential Development of Coho Lot A Subdivision**

1. Introduction:

The City of Dillingham Administration has identified Coho Lot A subdivision as a potential site for residential development. This report aims to provide a comprehensive assessment of the property's suitability for residential development, considering various factors such as zoning regulations, land use compatibility, infrastructure, and environmental considerations.

2. Property Overview:

Coho Lot A subdivision is situated within the city limits of Dillingham and spans approximately 52.9 acres. The property features a mixture of marshland, tundra, and wooded terrain, with approximately 21 acres deemed suitable for building. The legal designation of the subdivision is Coho, as per city records.



3. Assessment Criteria:

Zoning Regulations: The property's zoning designation and land use regulations play a critical role in determining its suitability for residential development. Coho Lot A subdivision is subject to the city's zoning ordinances and regulations governing residential development, which should be carefully reviewed and complied with during the planning process.

Land Use Compatibility: Assessing the compatibility of residential development with surrounding land uses is essential to minimize conflicts and ensure harmonious integration within the community. Coho Lot A subdivision's proximity to existing residential neighborhoods and infrastructure should be considered to optimize land use and minimize adverse impacts.

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Infrastructure Availability: Adequate infrastructure availability, including water, sewer, electricity, and telecommunications, is essential to support residential development. Coho Lot A subdivision benefits from road access, facilitating transportation and connectivity for future residents. However, further assessment of infrastructure needs, and potential expansion requirements may be necessary to accommodate residential development.

Environmental Considerations: Given the property's diverse terrain, environmental considerations such as wetland delineation, habitat preservation, and ecological impact assessments are crucial. Compliance with environmental regulations and sustainability measures will be paramount to mitigate potential ecological risks and ensure responsible development practices.

4. Recommendations:

Zoning Compliance: Ensure compliance with the city's zoning regulations and land use ordinances throughout the development process, obtaining necessary permits and approvals from regulatory authorities as required.

Infrastructure Assessment: Conduct a detailed assessment of infrastructure availability and needs, including utilities and road infrastructure, to support residential development within Coho Lot A subdivision.

Environmental Compliance: Prioritize environmental compliance and sustainability measures, including wetland mitigation and habitat preservation, to minimize ecological disturbance and ensure long-term environmental stewardship.

Community Engagement: Engage with stakeholders, including residents, community organizations, and regulatory agencies, to gather input, address concerns, and foster community support for the proposed residential development.

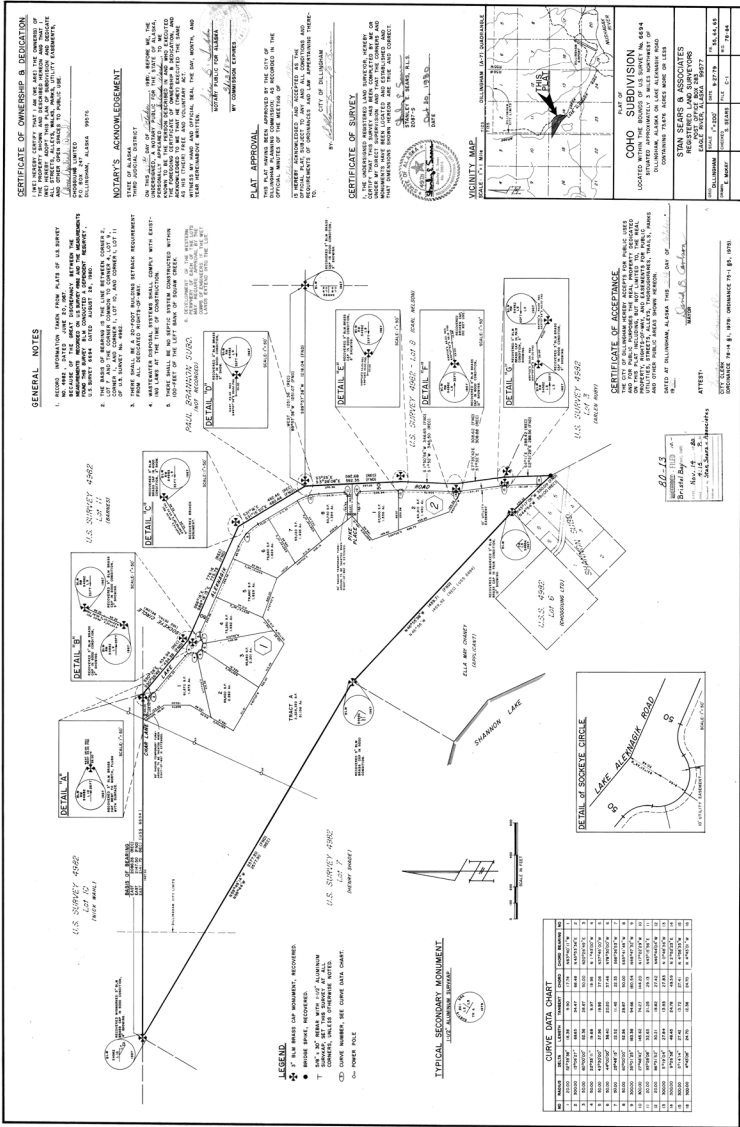
Feasibility Analysis: Conduct a comprehensive feasibility analysis, considering factors such as market demand, economic viability, and regulatory requirements, to assess the project's financial feasibility and potential return on investment.

5. Conclusion:

Coho Lot A subdivision presents a promising opportunity for residential development within the city of Dillingham. However, successful development will require careful consideration of zoning regulations, land use compatibility, infrastructure needs, and environmental considerations. By adhering to best practices in planning and development and engaging with stakeholders effectively, the City of Dillingham can leverage this opportunity to meet housing needs and contribute to the sustainable growth and prosperity of the community.

Respectfully submitted,

Daniel E. Decker Sr.
Acting City Manager



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October 27, 1980

TO WHOM IT MAY CONCERN:

There are no taxes due on the Coho Subdivision as it was not a taxable unit until after the subdivision has been recorded.

Sincerely,

Vivian M. Braswell
 Vivian M. Braswell
 City Clerk

80-13

RECORDED - FILED 10-
 Bristol Bay REC. DIST.
 DATE Nov. 14, 1980
 TIME 4:15 P.M.
 Requested by Stan Sears & Associates
 Address

CITIZEN'S DISCUSSION