



PLANNING COMMISSION SPECIAL MEETING

Wednesday, June 12, 2024 at 5:30 PM

MINUTES

Our Vision. To have an infrastructure and city workforce that supports a sustainable, diversified and growing economy. We will partner with others to achieve economic development and other common goals that assure a high quality of living, and excellence in education.

MEETING INFORMATION

AGENDA

PLANNING COMMISSION 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/85149349987?pwd=c2Qnoqc0pc6OwP7RbMTJlbU3VLzclt.1>

Meeting ID: 851 4934 9987; passcode: 636113
Or dial (346) 248-7799, or (669) 900-6833

1. Call to Order

- The meeting was called to order at **5:39 p.m.**

2. Roll Call

- **Present:** Susan Isaacs, Elizabeth Clark, Michael Bennett, Kaleb Westfall (via Zoom), **Chris Maines (Chair)**
- **Absent (excused):** Gregg Marxmiller, **Bert Luckhurst**

3. Approval of Minutes – June 3, 2024

- Discussion noted corrections:
 - Clarification that Susan Isaacs expressed appreciation for the former city planner, but raised **concerns about moving records to the Boat Harbor office (security, record safety).**
 - Correction of subdivision reference from *Eagle Point* to *Bingman Subdivision* under Motion 06-03-08.
- **Motion:** Approve minutes of June 3, 2024, with corrections.
 - **Moved by:** Michael Bennett

- **Seconded by:** Susan Isaacs
- **Vote:** Motion passed unanimously (Isaacs, Clark, Bennett, Westfall – Yes; Luckhurst excused)

4. Approval of Agenda

- **Motion:** Approve agenda as presented.
 - **Moved by:** Kaleb Westfall
 - **Seconded by:** Elizabeth Clark
 - **Vote:** Motion passed unanimously (Isaacs, Clark, Bennett, Westfall – Yes; Luckhurst excused)

5. Communications

Citizen Comments on Agenda Items

- **Baumgartner Resubdivision Application:**
 - Concern raised regarding clerical error in the subdivision application (incorrect reference to US Survey 3732/3734 instead of **2732**).
 - Question about survey lot lines overlapping into road right-of-way.
 - Applicant (Bill Baumgartner) confirmed the correct legal survey reference is **US Survey 2732**, and that the surveyor followed established survey standards.
 - City Planner confirmed plats were researched against 1948 and 1998 surveys, which match current documentation.

Citizen Comments on Non-Agenda Items

- None.

6. Public Hearings

- **McKeever Subdivision Final Plat** – No public testimony.
- **Bingman Subdivision Final Plat** – No public testimony.
- **Baumgartner Resubdivision of Lot 1 & 4, Block 14, US Survey 2732 Final Plat** – No public testimony.

7. Unfinished Business

- None.

8. New Business

1. **McKeever Subdivision Final Plat**
 - a. **Motion:** Approve McKeever Subdivision Final Plat.
 - i. **Moved by:** Michael Bennett
 - ii. **Seconded by:** Susan Isaacs

- iii. **Vote:** Motion passed unanimously (Isaacs, Clark, Bennett, Westfall – Yes; Luckhurst excused).

2. Bingman Subdivision Final Plat

- a. **Motion:** Approve Bingman Subdivision Final Plat.
 - i. **Moved by:** Kaleb Westfall
 - ii. **Seconded by:** Elizabeth Clark
 - iii. **Vote:** Motion passed unanimously.

3. Baumgartner Resubdivision of Lot 1 & 4, Block 14, US Survey 2732 Final Plat

- a. **Motion:** Approve Baumgartner Resubdivision Final Plat.
 - i. **Moved by:** Kaleb Westfall
 - ii. **Seconded by:** Elizabeth Clark
 - iii. **Vote:** Motion passed unanimously.

9. Commissioner Comments

- **Susan Isaacs:** Appreciated improved meeting flow; asked about training schedule for August and noted potential new applicant for Planning Commission.
- **Elizabeth Clark:** Thanked staff for numbering motions for clarity; requested update on Comprehensive Plan progress and public engagement.
- **Caleb Westfall:** Echoed concerns about Comprehensive Plan status.
- **Chris Maines (Chair):** No further comments.

10. Adjournment

- Meeting adjourned at **6:15 p.m.**

Attest

Abigail Flynn, City Clerk

Approval Date