

Dillingham Comprehensive Plan Update -  
10.27.25 Kickoff Meeting Notes

Action Items

- Chris to send most recent CIPs and will share the “priority list” from 2024.
- Chris to send other background materials for comp plan input (urbanization initiatives, housing, walkability, and prospective code changes)
- Holly to reach out to Greenberg re parcels.
- A::B will send examples of preliminary future land use map examples from Manokotak and Gulkana and the Dillingham's previous comp plan land use concept maps
- Meg to set up weekly check-ins with Chris.

Background

- Glad we're finally able to complete something that has been in the works for a long time.
- Lots of changes in the city over the last few years. New org charts, new managers (a dozen), new council members. Right now, we're in a stable place.
- Acting City manager. Still working on putting out an RFP for permanent manager.
- This year's budget had no allocations for CIP projects. Previous CIP program lists were not based on comp plan priorities.
- Code revisions and urbanization projects have been put in front of Council, but no movements.
- Dillingham was meant to grow like Bethel, but there was no movement since 2005. Chris Hladick (consultant who is responsible for the many previous projects) helped Dillingham grow by 50 percent between 1997-2005. Chris would like to see 2.5% population increase annually.
- Extending water line from downtown small harbor to airport. Will add 110 new units to municipal water line.
- EPA \$5 mil landfill appropriation will add crucial infrastructure and support
- Cleanup of Bingman properties, more commercial less industrial around the boat harbor (e.g. Homer Spit)
- Rebranding Dillingham will be important in near future. Naming contests for parks and walkways, Beluga Bluff trail improvements, boardwalk, and board roads for use.
- Municipal Land Trust will be an important LUE policy in comprehensive plan. Show the council why / how at December 2025 meeting.
- A lot of vacant homes, but possible uptick in population esp. SE Asia teachers and hospital / healthcare staff.

Plan Components

- Starting to update working from the 2023 working draft. Meg will send.
- Land use area map – define with Chris. Something like a broader vision – see Manokotak or Gulkana. Have a mini session about special planning area districts.

Next Steps

- Will discuss engagement with PC next time
- More focus on outreach when the draft plan drops, no community survey