



PLANNING COMMISSION

Wednesday, September 10, 2025 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:

Join Zoom Meeting

<https://us02web.zoom.us/j/9204830473?pwd=l0zApvePobiM7BaZXMqdp6McXr2mqg.1&omn=87836614829>

Meeting ID: 920 483 0473
Passcode: 99576

1. Call to Order

- The meeting was called to order at 5:30 p.m.

2. Roll Call

- **Present:** Susan Isaacs, Gregg Marxmiller, Misa Webber, Cade Woods, Chris Maines
- **Absent:** Kaleb Westfall, Michael Bennett, Jenniffer DeWinne

3. Approval of Minutes

- **Minutes of August 20, 2025** were reviewed.
- No corrections or comments.
- **Action:** Minutes approved as presented.

4. Approval of Agenda

- Motion to approve the September 10, 2025 agenda. Seconded.
- Discussion: landfill project scope was included as background information under the Planner's Report.
- **Action:** Agenda approved.

5. Communications

Planner's Report

- Planner circulated the **Senate Appropriation** notice regarding the \$4.72M Phase I landfill upgrade project.
- Update from Public Works: landfill burner expected to be back online this week, pending DEC certification.
- **Road Maintenance Costs:** Based on a 3-year average, Dillingham spends approx. \$1.51M annually, equating to \$37,000 per mile per year (40.5 miles maintained by city). Discussion emphasized using this data for public outreach to explain costs and maintenance needs.

Other Discussion Items

- **Landfill Improvements:** Commissioners noted current operations appear cleaner and more efficient; improvements expected with Phase I plan.
- **Brownfields & Fisherman's Park:** Ongoing Level 2 assessment tied to MARAD grant; survey expected October 2025. Commission expressed interest in a future community workshop to gather public input on land use options.
- **Arts & Beautification:** Arts Council purchased mural for installation at library; discussion on reusing fish artwork. Public Works may be involved in mounting. Hockey rink roof project noted.
- **Community Spaces:** University's Applied Science building reportedly being sold; discussion about potential reuse. Troy Young Wellness Center currently functions as a de facto community center.
- **Housing Grants:** Planner reported on Rural Professional Housing Grant (\$700,000, 10 awards statewide). City preparing application, targeting possible remodels (Grandma's House, Wood River Apartments, Napa building, etc.) for teacher/public safety housing. Discussion included:
 - Eligibility tied to teachers, health aides, and public safety professionals.
 - Application due October; council resolution required.
 - Future possibility of \$5M "Last Frontier" grant for new housing construction.
 - Commissioners discussed potential land trust model and zoning future city lands (esp. Choggiung tract). Suggested AML/DCRA presentations to inform zoning discussion.
- **Commission Comments:** Concerns raised about city's capacity to act as landlord; possibility of partnerships with school district or BBHA noted.

6. Public Hearings

- None.

7. Unfinished Business

- None.

8. New Business

- **Dillingham Streets & Roads:** Incorporated in Planner's Report; focus on cost-per-mile data and outreach strategy.
- **Agnew & Beck Contract:** Briefly referenced regarding Comprehensive Plan update (no action taken).

9. Commissioner Comments

- Commissioners emphasized need for careful planning on zoning and housing projects.
- Interest expressed in community involvement workshops for land use and housing planning.

10. Adjournment

- Meeting adjourned at approximately **7:30 p.m.**

Attest

Abigail Flynn, Acting City Clerk

Approval Date

[SEAL]