



PLANNING COMMISSION

November 13, 2024 at 5:30 PM

MINUTES

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.**

CALL TO ORDER

Commissioner Kaleb Westfall called meeting to order at 5:32 PM on November 13, 2024.

ROLL CALL

Present: Kaleb Westfall, Gregg Marxmiller, Susan Isaacs, Michael Bennet, Cade Woods
Absent: Liz Clark (EXCUSED), Bert Luckhurst (EXCUSED)

APPROVAL OF MINUTES

MOTION 1113-01 Michael Bennet moved to approve the minutes of September 11, 2024, seconded by Susan Isaacs. *Motion carried without objection.*

APPROVAL OF AGENDA

MOTION 1113-02 Kaleb Westfall moved to approve the agenda as presented, seconded by Michael Bennet. *Motion carried without objection.*

MOTION 1114-03 Kaleb Westfall moved to remove the Harbor Lease Lots Resubdivision from Public Hearings and from New Business, seconded by Micheal Bennet, *Motion carried without objection.*

DISCUSSION: After reviewing the materials there was potential conflict with the resubdivision of the Harbor Lease Lots and Section 5.30 of the City of Dillingham Municipal Code that relates to the disposal of City property, this includes leases. Planning Director Christopher Maines will get clarification before bringing this back to the Planning Commission.

COMMUNICATIONS

None

CITIZEN'S COMMENTS ON ITEMS NOT ON THE AGENDA

None

CITIZEN'S COMMENTS ON ITEMS ON THE AGENDA

Kevin McCambly- Thanked the Planning Commission for delaying action on the resubdivision of the Harbor Lease lots. He thought that it was a good decision to follow the proper policy and procedure for any city owned property.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

COMMISSIONER COMMENTS

Susan Isaacs- Asked that the Planning Director include a report or a copy of the monthly report in each Planning Commission packet to get an idea of what other activities are going on. Sue also asked about the conditions of the Planning Departments location at the Harbor Office. The concern was about workspace, document safety, and the heat conditions during the winter months.

Planning Director Response: Mr. Maines stated he would include a report in each Planning Commission packet moving forward. Mr. Maines also informed the members of the commission in attendance that he has discussed the next phase of the Planning Dept. renovations with the City Manager, Public Works Director, Port Director, and buildings and grounds staff. The renovations will be starting in Spring 2025. Mr. Maines lastly said the building has adequate heat and a supplemental heat source of an electric heater if needed.

Michael Bennet- Asked about the conditions of the City of Dillingham's current water distribution system.

Planning Director Response: Mr. Maines informed the commission that the current condition of the City of Dillingham Water System is great. After the removal of the old AC lines for new ductile iron and the removal of dead ends for newly improved water loops for circulation during the Downtown Roads Rehabilitation Project from 2020-2021 many of the deficiencies have been removed. Mr. Maines also conducted the lead and copper survey for the State of Alaska in spring 2024, and evaluated all curb stops. The only issue is a gate valve on Main Street that still needs replacement.

Cade Woods- No Comment

Greg Marxmiller- Asked about the current status of the City of Dillingham's GIS Mapping System. Greg expressed that having an accurate GIS Map of Dillingham is important and asked that the Planning Director keep it on the priority list.

Planning Director Response: Mr. Maines stated that he has started his GIS training. Mr. Maines has fielded concerns about the current system, as well as his own personal issues with it. The primary issue was that the point given to the mapping system was incorrect, but Mr. Maines has found the correct information. Mr. Maines will prioritize the GIS in the coming months.

Kaleb Westfall- Noted that he had spoken to Will Chaney, CEO of Nushagak Electric. Will had mentioned during their conversation that he was having trouble obtaining utility easements on native allotments.

Planning Director Response: Mr. Maines has spoken to Will Chaney starting in June of this year. Mr. Maines has had several discussions and was the first person to sign up for a working group that Will Chaney is trying to create between Choggiung Limited, BBNA, the City of Dillingham, and other stakeholders to clear up the utility easement issues. Mr. Maines further stated that he is predevelopment and hopes to streamline the processes as time goes on.

ADJOURNMENT

Commissioner Kaleb Westfall adjourned the Planning Commission Meeting.

The meeting was adjourned at 6:06 PM Monday November 13, 2024, in the Dillingham City Council Chambers in Dillingham, Alaska.

