



PLANNING COMMISSION

Wednesday, March 11, 2026 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: Zoom

Meeting ID: 920 483 0473; passcode: 99576

Or dial: 1(719)359-4580 or 1(253)205-0468

CALL TO ORDER CALL TO ORDER

- Meeting called to order at **5:30 PM**

ROLL CALL

Present:

- Gregg Marxmiller
- Jenniffer DeWinne
- Susan Isaacs
- Caelan Palmer
- Kaleb Westfall (via Zoom)
- **Cade Woods, Chair (presiding)**

Absent:

- Misa Webber
- Quorum established

APPROVAL OF MINUTES

February 19, 2026 Minutes

Motion: Marxmiller moved to postpone approval of the February 19, 2026 minutes

Second: Isaacs

Issues Discussed:

- Accuracy of prior motion assignment
- Need to verify record before approval

Vote:

- Yes: Marxmiller, DeWinne, Isaacs, Palmer, Westfall, Woods
- **Result:** Motion carried

APPROVAL OF AGENDA

Motion: Marxmiller moved to approve the agenda

Second: DeWinne

Issues Discussed:

- Opportunity for changes (none made)

Vote:

- Unanimous
- **Result:** Motion carried

COMMUNICATIONS**Comprehensive Plan Update (Agnew Beck)****Issues Discussed:**

- Public review draft status and timeline
- Low public comment participation
- Outreach methods and effectiveness
- Future land use map updates
- Housing and economic development feedback
- Revenue opportunities (fisheries, fees, EMS rates)
- Inflation-based fee adjustments
- Survey fatigue and usability concerns
- Need for simplified public input tools
- Suggested outreach improvements (surveys, events, incentives)
- Flood zone and development considerations
- Technical issues with mapping and comment tools

Motion – Extend Public Comment Period

Motion: Palmer moved to extend the public comment period to March 31

Second: Isaacs

Issues Discussed:

- Need for increased participation
- Outreach effectiveness
- Timeline for public hearing
- Additional outreach methods

Vote:

- Yes: Isaacs, Palmer, Woods, Marxmiller, DeWinne
- No: Westfall
- **Result:** Motion carried

PLANNER'S REPORT

Issues Discussed:

- Commission priority summary and visualization
- Relationship to Comprehensive Plan
- Capital Improvement Plan (CIP) alignment
- Grant compliance considerations
- Land use restrictions tied to funding
- Tennis court designation clarification

PUBLIC HEARINGS

- None

UNFINISHED BUSINESS

- None

NEW BUSINESS

2026–2032 Capital Improvement Plan (CIP)

Issues Discussed:

- Review of proposed projects
- Project ranking and scoring process
- Critical vs priority classifications
- Funding status of projects
- Long-standing capital projects
- Fire hall capacity and safety
- Stormwater and drainage issues
- Water and sewer expansion

- Industrial traffic impacts
- Harbor and dock infrastructure
- Community center absence from CIP
- Ice rink condition and ownership
- FEMA terminology and project framing
- Coordination with engineering efforts

Direction / Follow-Up:

- Commissioners to complete project scoring
- Staff to compile results
- Workshop to be scheduled prior to next meeting

WORKSHOP / SCHEDULING

Issues Discussed:

- April meeting scheduling conflict
- Proposed rescheduling to week of April 15
- One-hour CIP workshop prior to meeting

COMMISSIONER COMMENTS

Issues Discussed:

- Appreciation for staff work
- Value of project information
- Confidence in evaluation process
- Importance of continued communication

ADJOURNMENT

Motion: DeWinne moved to adjourn

Second: Westfall

Vote:

- Unanimous
- **Result:** Motion carried
- Meeting adjourned at approximately **6:58 PM**

ATTEST:

Abigail Flynn, City Clerk

[SEAL]

Date of Approval