



PLANNING COMMISSION

Thursday, February 19, 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 was 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

- Chair Cade Woods called the meeting to order at **5:36 p.m.**

ROLL CALL

Commissioners Present:

- Cade Woods, Chair (Seat B)
- Gregg Marxmiller, Deputy Chair (Seat C)
- Jenniffer DeWinne (Seat D)
- Caelan Palmer (Seat F)
- Misa Webber (Seat G)

Commissioners Absent:

- Kaleb Westfall (Seat A) – Absent, Unexcused
- Susan Isaacs (Seat E) – Absent, Excused
- A quorum was established.

APPROVAL OF MINUTES

December 10, 2025

- Correction noted: Kaleb Westfall was incorrectly recorded as excused; absence should reflect **unexcused**.

MOTION: Commissioner Woods moved to amend the December 10, 2025 minutes to reflect Kaleb Westfall's absence as unexcused.

SECOND: Commissioner DeWinne

Vote: Motion passed unanimously.

- The amended December 10, 2025 minutes were approved.

APPROVAL OF AGENDA MOTION:

Commissioner Marxmiller moved to approve the agenda as presented.

SECOND: Commissioner Webber

Vote: Motion passed unanimously.

COMMUNICATIONS

Communications to the planning commission -none

Planner's report- February 2026 Report

Planner Chris provided updates including:

Comprehensive Plan

- Draft plan released to the public on February 14, 2026.
- Posted to the City website and Facebook page.
- Flyer with QR code and comment form distributed.
- Interactive future land use map available online.
- Agnew::Beck scheduled to attend the March 11, 2026 meeting to review public comments.

Snag Point Erosion Project

- State of Alaska accepted extension request; FEMA returned request for formatting correction.
- Planner remains confident extension will be approved.
- Engineering services to proceed once extension finalized.

Water Line Extension

- Project at 35% design.
- Boring phase approaching.
- Anticipated cost increase from \$14 million to approximately \$17–20 million, creating an estimated \$5–6 million shortfall.

Wastewater System

- Approximately \$2 million reserve balance.
- Major system upgrades identified; last significant upgrade occurred in 2010.
- Potential SRF loan option available.

Harbor Improvements

- 65% design complete.
- Combination of State and federal MARAD funding secured.

Code Committee

- March 10, 2026 meeting scheduled.
- Proposed amendments regarding municipal property disposal under review.

Discussion Topics

- Planning Commission meeting scheduling consistency.
- Interest in additional project development (cemetery, parks and recreation, subdivision planning).
- Commissioners agreed to submit individual “Top Five Passion Projects” to the Planner for consolidation.

Citizen’s comments

- none

PUBLIC HEARINGS

- none

UNFINISHED BUSINESS

- none

NEW BUSINESS

A. Capital Improvement Program (CIP) 2026–2032

- Planner presented 31 staff-nominated projects.
- Commission discussed prioritization criteria, including:
 - Public health and safety impact
 - Project completion status
 - Funding availability
 - Urgency
 - Revenue generation
 - Community benefit
- Commissioners agreed to:
 - Submit individual **Top 10 project rankings** to the Planner by Monday.
 - Planner to provide expanded detail for the top half of projects prior to March 11 meeting.
 - Continue CIP discussion at March 11, 2026 meeting.

COMMISSIONER COMMENTS

Comprehensive Plan Outreach

- Discussed additional public engagement opportunities:
 - Beaver Round-Up events
 - AC store tabling (March 2 at 5:00 p.m., tentative)

- Parade day outreach (February 25, pending approval)
- Local basketball games (QR code distribution)
- Resource Fair at former courthouse (February 26, 9:00 a.m.–12:00 p.m.)
- Commissioners volunteered to assist with outreach efforts and distribution of QR code materials.

ADJOURNMENT

MOTION: Commissioner Palmer moved to adjourn.

SECOND: Commissioner DeWinne

Vote: Motion passed unanimously.

- Meeting adjourned at **6:48 p.m.**

ATTEST:

Abigail Flynn, City Clerk

[SEAL]

Date of Approval