



PLANNING COMMISSION

Wednesday, April 15, 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

I. CALL TO ORDER

Meeting called to order at 5:31 PM by Gregg Marxmiller, Deputy Chair.

II. ROLL CALL

Present (In Person)	Present (Via Zoom)	Absent (Excused)
Kaleb Westfall Gregg Marxmiller Susan Isaacs Caelan Palmer Misa Webber	Cade Woods (Chair)	Jennifer DeWinne

Quorum established.

III. APPROVAL OF MINUTES

Items

- February 19, 2026 Regular Meeting Minutes
- March 11, 2026 Regular Meeting Minutes

Motion

Motion by Kaleb Westfall to approve minutes with corrections; seconded by Susan Isaacs.

Amendment

- December 10 meeting: attendance entry corrected to reflect a member as excused due to city business.
- Page 7: spelling correction.

Amendment approved without objection.

Commissioner	Vote
Kaleb Westfall	Yes
Cade Woods	Yes
Gregg Marxmiller	Yes
Susan Isaacs	Yes
Caelan Palmer	Yes
Misa Webber	Yes
Result: Motion carried unanimously — February 19 and March 11, 2026 minutes approved as amended.	

IV. APPROVAL OF AGENDA

Motion by Kaleb Westfall to approve the agenda; seconded by Misa Webber. Approved unanimously without objection.

V. COMMUNICATIONS

2036 Comprehensive Plan Update — Agnew::Beck Presentation

Presenters: Meg and Holly (Agnew::Beck Consulting)

Summary

- Consultants presented a review of 88 public comments received from 18 individuals.
- Key community themes identified: housing, economic development, waterfront access, and community wellness.
- Revisions to the draft Comprehensive Plan were summarized and discussed, reflecting public input.

Discussion Topics

- City roles, authority, and partnership structures.
- Revenue strategy language — distinguishing "new revenue" from "new taxes."
- Food systems terminology — shifting to inclusive framing (subsistence and traditional food access).
- Fisheries-related economic development opportunities.
- Trade-offs between plan specificity and long-term flexibility.

Action — Staff / Consultants	Revise plan language to avoid naming specific organizations where possible; replace with broader, inclusive references.
Action — Staff / Consultants	Clarify all references to "new revenue" to distinguish from new taxes.

Action — Staff / Consultants	Adopt broader food systems terminology (e.g., "subsistence food systems") throughout the plan.
Action — Staff	Provide the full public comment tracker to the Commission.
Future Agenda Item	Consider scheduling a presentation on seafood-related development projects for a future meeting.

VI. CITIZEN'S COMMENTS

No citizens appeared or submitted public comment.

VII. PUBLIC HEARINGS

2036 Draft Comprehensive Plan

Public hearing opened at 6:37 PM. No public testimony was received in person or via Zoom. Public hearing closed at 6:38 PM.

VIII. NEW BUSINESS

Resolution 2026-01 — Adoption of 2026–2032 Capital Improvement Plan

"A Resolution of the City of Dillingham Planning Commission Adopting the 2026–2032 Capital Improvement Plan and Recommending it for Adoption by the Dillingham City Council"

Initial Motion

Motion by Kaleb Westfall to adopt Resolution 2026-01; seconded by Misa Webber.

Discussion

- Commissioners discussed the CIP scoring process and raised concerns about evaluation criteria and the completeness of available project information.
- Commission identified the need to pair quantitative scores with qualitative discussion before finalizing recommendations.
- Commissioners emphasized the importance of maintaining independent scoring while incorporating Commission perspective.
- Discussion clarified the distinction between CIP project prioritization and broader legislative policy priorities.
- Commissioners agreed that a workshop prior to final adoption was necessary.

Motion to Postpone

Motion by Kaleb Westfall to postpone Resolution 2026-01 to the next regular meeting; seconded by Caelan Palmer.

Commissioner	Vote
Susan Isaacs	Yes
Caelan Palmer	Yes
Misa Webber	Yes

Commissioner	Vote
Kaleb Westfall	Yes
Cade Woods	Yes
Gregg Marxmiller	Yes
Result: Motion to postpone passed unanimously — Resolution 2026-01 continued to next regular meeting.	

Action — Chair / Staff	Schedule CIP workshop on April 28, 2026 at 5:30 PM prior to the special meeting.
Action — Commission	Review and refine CIP project scores; identify qualitative priorities for discussion at the April 28 workshop.
Scheduled Meeting	Special meeting with public hearing: April 28, 2026 at 6:30 PM.
Action — Staff	Prepare final CIP recommendation materials for Council following Commission review at the April 28 special meeting.

IX. COMMISSIONER COMMENTS

- Appreciation expressed for staff work and quality of data presentation.
- Commissioners acknowledged the complexity of the CIP scoring process and expressed interest in refining it for future cycles.
- Interest in strengthening the economic development component of the Comprehensive Plan.
- Emphasis on long-term fiscal sustainability and diversified funding strategies.

X. ADJOURNMENT

Meeting adjourned at 7:25 PM.

Approved by:

Attested by:

Cade Woods, Chair

Abigail Flynn, City Clerk