

Mayor
Alice Ruby

City Manager
Dan Decker



Dillingham City Council
Bertram Luckhurst
Michael Bennett
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambley

MEMORANDUM

Date: March 25, 2025
To: Dan Decker, City Manager
From: Christopher Maines, Planning Director
Subject: April 2025 Monthly Report

Planning Commission Activities:

We had a Planning Commission workshop in February. No action was taken. The purpose of the meeting was to give an overview of the Capital Improvements Project list, and to re-establish the Capital Improvement Program as outlined in DMC. The goal is get back to creating six year plans the City of Dillingham had previously been operating under until the mid-2000's. The Capital Improvement Program will be reviewed by the Planning Commission annually each year to coincide with the Finance and Budget Committee meetings, before being presented to the City Council in May-June. This will allow our municipality to take a proactive approach with long term planning and properly identifying needs for consistent and sustainable growth that will complement the Dillingham Comprehensive Plan. We have a total of 31 projects included in the preliminary Capital Improvement Program for review. I would be willing to give a full presentation on the process at the request of the City Council.

- We still have several plats awaiting a final plat to complete the process. Sayak Subdivision, S&W Subdivision, and the replat for Harbor Lease Lots 3 and 4. Once our office receives the updated plats we will move forward.

Planning Department Activities:

- The Landfill Improvements Project is going through the NEPA review process right now. We had planned on a project start date of April 1, 2025. Given the current climate at the federal level this date is being pushed to May 1, 2025. I have maintained communication with the EPA and was assured by staff that everything is still greenlit for this year.

- The Housing Inventory for both the State of Alaska and for the US Census Bureau have been completed for 2024.
- The planning department will be working with Alaska Map Co. through 2025 to overhaul the GIS. I am currently working on the updates I have compiled and other comments I have gathered over the last 9 months. The plan is to have things completed by the end of the summer season. I will also be working with Jennifer Schmidt, PhD of UAA to include an additional layer for fire and emergency services.
- The Planning Department will be relocating to the Dillingham Senior Center for FY2026. The location we provide access to the elderly and those with physical disabilities to easily obtain Dillingham City services.
- I will be attending the Alaska Infrastructure Symposium in Anchorage. I look forward to seeing what resources and opportunities there are throughout the State and will aim to bring back valuable information.
- Alaska DOT&PF HSO Announced Funding Opportunities to Enhance Road Safety. I will be applying for this grant to secure brush clearing equipment for Public Works. The aim is to clear the grass, brush, and trees from street shoulders, sidewalks, and bike paths to ensure better visibility to drivers and pedestrians. The deadline is April 30, 2025.
- I would like to request the Dillingham City Council for an opportunity to conduct a workshop on municipal land development, private and commercial housing, as well as business and economic development within the Dillingham City Area. The key topics would include what barriers we face and what we as a municipal can do to foster growth.

Ongoing Projects: Dillingham City Council Priorities:

- Reviewing the existing building codes. I will be working with stakeholders to address issues that have been identified, which create obstacles in housing development.
- Reviewing Dillingham Municipal Code to create new language or remove language that will promote land, housing, and economic development.
- Finding new funding sources for infrastructure improvements to existing city buildings or the creation of new city buildings.
- Working on preliminary plans for downtown area expansion and access routes to Wood River Road and Snag Point Subdivision.