



PLANNING COMMISSION

Wednesday, December 10, 2025 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:

<https://us02web.zoom.us/j/9204830473?pwd=10zApvePobiM7BaZXMqdp6McXr2mqg.1&omn=82141231686&jst=1>

Meeting ID: 920 483 0473

Passcode: 99576

1. Call to Order

Chair Cade Woods called the meeting to order at 5:37 p.m.

2. Roll Call

Commission Members Present:

- Cade Woods, Seat B (Chair)
- Jenniffer DeWinne, Seat D
- Susan Isaacs, Seat E
- Misa Webber, Seat G

Commission Members Absent:

- Kaleb Westfall, Seat A (unexcused)
- Gregg Marxmiller, Seat C (excused)
- Michael Bennett, Seat F (unexcused)

Staff Present:

- Chris Maines, Planning Director (acting clerk for the meeting)

A quorum was established.

3. Approval of Minutes

June 12, 2024 – Regular Meeting

Motion to approve the June 12, 2024 Planning Commission meeting minutes.

- Moved: Cade Woods
- Seconded: Jenniffer DeWinne
- Vote: Approved unanimously

November 12, 2025 – Regular Meeting

Motion to approve the November 12, 2025 Planning Commission meeting minutes.

- Moved: Cade Woods
- Seconded: Susan Isaacs
- Vote: Approved unanimously

4. Approval of Agenda

Motion to approve the December 10, 2025 meeting agenda as presented.

- Moved: Cade Woods
- Seconded: Misa Webber
- Vote: Approved unanimously

5. Communications

Planning Director Chris Maines provided an overview of the December 2025 Planner's Report, including:

- City Council workshop outcomes related to housing and land development
 - Authorization to begin development planning for approximately 380 acres through the proposed Dillingham Community Land Trust
 - Anticipated subdivision phasing, utility planning, and future Planning Commission review
 - Updates on capital improvement planning (CIP), landfill upgrades, and grant funding status
 - Status of bike path maintenance responsibilities transitioning back to the State of Alaska
 - Ongoing coordination with Agnew::Beck on the Comprehensive Plan update
- Commission discussion followed regarding:
- Capital Improvement Program funding sources
 - Road ownership clarity and maintenance responsibility

6. Citizen Comments

No citizen comments were presented.

7. Unfinished Business

No unfinished business was acted upon.

8. New Business

Resolution: A Resolution of the Dillingham Planning Commission Recommending the City Council Direct Staff to Conduct a Comprehensive Street-by-Street Evaluation and Develop a Street Maintenance Ordinance to Bring City Practices into Compliance with Municipal Code Requirements

Planning Director Maines presented a draft resolution recommending that the City Council direct staff to:

- Conduct a comprehensive inventory and evaluation of all streets
- Clarify ownership and maintenance responsibility
- Develop a street maintenance ordinance to bring City practices into compliance with municipal code requirements

Commission discussion addressed:

- Historical lack of a formalized street inventory
- Long-term benefits for budgeting, public transparency, and grant eligibility
- Coordination with the City Code Committee

Motion to approve the resolution recommending City Council action.

- Moved: Susan Isaacs
- Seconded: Misa Webber
- Vote: Approved unanimously

9. Commissioner Comments

Commissioners expressed appreciation for progress on housing and road planning initiatives and extended holiday well-wishes.

10. Adjournment

Motion to adjourn the meeting.

- Moved: Cade Woods

The meeting was adjourned at 8:45 p.m.

ATTEST:



Abigail Flynn, City Clerk

[SEAL]

02/19/2026

Date of Approval