

1. CALL TO ORDER

A regular meeting of the Dillingham Planning Commission was held on Tuesday, June 15, 2021, through virtual meeting format (Zoom), Dillingham, Alaska. Chair Kaleb Westfall called the meeting to order at 5:37 p.m.

2. ROLL CALL

Commission members present and establishing a quorum (a quorum being four):

Kaleb Westfall	Susan Isaacs	Jason Lamson
Gregg Marxmiller	Jessica Denslinger	Elizabeth Clark (arrived 5:50 pm)

Commission members excused:

Staff in attendance:

Cynthia Rogers

3. APPROVAL OF MINUTES

a. May 12, 2021

MOTION: Jessica Denslinger moved and Jason Lamson seconded the motion to approve the minutes.

VOTE: The motion to approve the minutes passed unanimously by voice vote.

4. APPROVAL OF AGENDA

MOTION: Jason Lamson moved and Susan Isaacs seconded the motion to approve the agenda.

VOTE: The motion to approve the agenda passed unanimously by voice vote.

5. COMMUNICATIONS

a. Communications to the planning commission

There were no communications.

b. Planner's report

The status of ongoing city projects were reviewed.

c. Citizen's comments on items not on the agenda

There were no comments.

6. PUBLIC HEARINGS

a. D2 Subdivision, Preliminary Plat

Gabe Dunham spoke on his subdivision application and expressed that he was unsure about the applicability of the CCRs to his parcel. There was no intent to deceive by submitting an application.

Barbara Bodnar spoke against the subdivision application, expressing that the intent of the CCRs was to maintain the larger parcel size in the area.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. NEW BUSINESS

- a. Adopt Resolution 2021-06; A Resolution of the Dillingham Planning Commission Conditionally Approving the Preliminary Plat for D2 Subdivision.

MOTION: No motion was made.

- b. Adopt Resolution 2021-07; A Resolution of the Dillingham Planning Commission Approving the Conditional Use Permit for Mathias O'Connell.

MOTION: Jason Lamson moved and Jessica Denslinger seconded a motion to adopt the resolution.

VOTE: The motion to adopt the resolution passed unanimously by voice vote.

- c. Adopt Resolution 2021-08; A Resolution of the Dillingham Planning Commission Approving the Conditional Use Permit for Jacob Nelson.

MOTION: Gregg Marxmiller moved and Jessica Denslinger seconded a motion to adopt the resolution.

VOTE: The motion to adopt the resolution passed unanimously by voice vote.

9. CITIZEN COMMENTS

There were no comments.

10. COMMISSIONER COMMENTS

Susan Isaacs:

- *New to the Planning Commission and looking forward to working with everyone, making an impact on the City.*

Jessica Denslinger:

- Welcome to Susan.
- Application process for subdivision puts the horse behind the cart. CCRs should be addressed before the application is made.

Kaleb Westfall:

- Subdivision land owners can amend the CCRs, so sees this as a possibility. When CCRs come into questions, we need legal advice on what is binding. Believes an extra step of evaluating CCRs is needed in the process.

Gregg Marxmiller:

- Thanks to Susan.
- Agrees with Jessica.
- Wants the commission to approve a name change for Squaw Creek Road through resolution.

Elizabeth Clark:

- Apologized for being tardy.
- Agrees with Jessica.

Other Comments

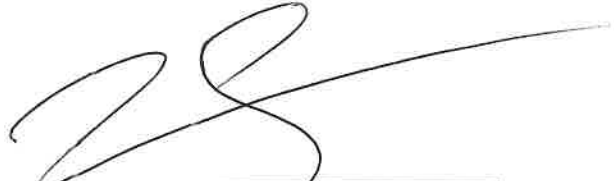
Cynthia Rogers:

- Provided explanation for current Preliminary Plat process in code, including review of CCRs, with suggestions the commission could recommend as improvements.
- Clarified there is no current a process in code for renaming private roads.

The next regular Planning Commission meeting is scheduled for July 14, 5:30 p.m.

11. ADJOURNMENT

Chairman Westfall adjourned the meeting at 6:37 p.m.



Kaleb Westfall, Chair

ATTEST:



Cynthia Rogers, Planning Director

Approval Date: Sept. 8, 2021