

**CITY OF DILLINGHAM, ALASKA PLANNING COMMISSION**

**RESOLUTION NO. PC-2026-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
DILLINGHAM, ALASKA, RECOMMENDING APPROVAL OF  
AMENDMENTS TO CHAPTER 5.30 OF THE DILLINGHAM MUNICIPAL  
CODE RELATING TO DISPOSAL OF REAL PROPERTY**

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**WHEREAS**, the Planning Commission has reviewed proposed amendments to Dillingham Municipal Code Chapter 5.30 relating to disposal of real property; and

**WHEREAS**, current property disposal procedures create unnecessary delays and limit the City's ability to address critical community needs, particularly the housing shortage; and

**WHEREAS**, land acquisition costs represent the primary barrier to residential development in Dillingham due to extensive native allotments and ANCSA lands covering substantial portions of the area, with few new subdivisions available; and

**WHEREAS**, the City has encountered specific operational challenges including the need for ordinances to approve routine leases, temporary easements for harbor improvements and utility access, employee housing subsidies, and disposal of unbuildable remnant parcels; and

**WHEREAS**, the proposed amendments make targeted surgical edits to existing code rather than comprehensive rewrites, addressing seven specific issues:

1. Administrative efficiency for routine leases and temporary easements;
2. Below-market leases for essential employee housing and public benefit purposes;
3. Framework for disposing city-owned land specifically for housing development;
4. Simplified pathway for individual homebuilders and local residents;
5. Procedure for consolidating non-buildable parcels with adjacent properties;
6. Streamlining of temporary easement approvals; and
7. Removal of arbitrary foreclosure disposal time restrictions not required by state law; and

**WHEREAS**, these amendments directly support implementation of comprehensive plan housing goals and improve the City's capacity to facilitate residential development on municipally-owned land; and

**WHEREAS**, the housing development provisions align with regional land use constraints and provide tools specifically designed for Dillingham's unique challenges; and

**WHEREAS**, the proposed amendments comply with Alaska Statutes Title 29 and maintain appropriate council oversight and public transparency; and

**WHEREAS**, the tracked changes ordinance clearly identifies all modifications, making the scope and impact of changes easily reviewable; and

**WHEREAS**, the Planning Commission finds that these amendments serve the public interest by reducing administrative burden, providing flexible tools to address housing shortage, and solving specific operational problems the City has encountered.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Dillingham, Alaska, that:

**Section 1.** The Planning Commission hereby recommends that the Code Committee forward the proposed amendments to Dillingham Municipal Code Chapter 5.30 to the City Council with a favorable recommendation for adoption.

**Section 2.** The Planning Commission finds that the proposed amendments:

- a. Reduce administrative burden for routine transactions while maintaining council notification and oversight;
- b. Maintain appropriate council oversight and public transparency;
- c. Provide flexible tools to address Dillingham's housing shortage;
- d. Solve specific operational problems the City has encountered with current procedures;
- e. Comply with Alaska Statutes Title 29 governing municipal property disposal; and
- f. Support implementation of comprehensive plan housing goals.

**Section 3.** The Planning Commission directs the Planning Director to forward this resolution to the Code Committee and make staff available to present the proposed amendments and answer questions.

**Section 4.** This resolution shall take effect immediately upon passage.

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**PASSED AND APPROVED** by the Planning Commission of the City of Dillingham, Alaska, on this 13th day of May 2026.

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Cade Woods Chair, Dillingham Planning Commission

**ATTEST:**

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Abigail Flynn City Clerk