

CITY OF DILLINGHAM, ALASKA PLANNING COMMISSION

RESOLUTION NO. PC-2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DILLINGHAM, ALASKA, PROVIDING RECOMMENDATIONS TO THE CITY COUNCIL REGARDING DISPOSITION OF REAL PROPERTY CONVEYED TO THE CITY THROUGH TAX FORECLOSURE

WHEREAS, the Superior Court for the State of Alaska, Third Judicial District, issued a Judgment and Decree of Foreclosure of Real Property Tax Liens on December 17, 2024, in Case No. 3DI-24-00061 CI; and

WHEREAS, the one-year redemption period expired without redemption, and the Court authorized the Clerk's Tax Deed on May 5, 2026, conveying four properties to the City of Dillingham; and

WHEREAS, the properties conveyed to the City are:

1. **Tract L, Braswell Subdivision, Plat 79-2**, Bristol Bay Recording District, Third Judicial District, Alaska (Reference # 1983-000163-0 (SWD); 2024-000385-0 (Tax lien));
2. **Lot 1, Block 1, Mission Subdivision, Plat 81-8**, Bristol Bay Recording District, Third Judicial District, Alaska (Reference #1982-000228-0 (QCD); 2024-000385-0 (Tax lien));
3. **Lot 2, Block 29, USS 2732**, Bristol Bay Recording District, Third Judicial District, Alaska (Reference #2007-000251-0 (QCD); 2024-000385-0 (Tax lien)); and
4. **Lot 3, Block 6, Nerka VII, Plat 84-21**, Bristol Bay Recording District, Third Judicial District, Alaska (Reference Document # 2004-000343-0 (SWD) & 2004-000406-0 (Deed of Trust); 2024-000385-0 (Tax lien)); and

WHEREAS, Dillingham Municipal Code Section 5.30.020 requires that the City Council make a finding that property is no longer needed for municipal purposes prior to disposal, or alternatively, that retention serves a public purpose; and

WHEREAS, the Planning Commission's role includes reviewing land use matters and providing recommendations to the City Council regarding municipal property that may impact community development, housing availability, and comprehensive plan implementation; and

WHEREAS, the Planning Commission has reviewed the characteristics, location, zoning, and potential uses of each property to inform recommendations regarding retention or disposal; and

WHEREAS, the City Council will make the final determination regarding retention or disposal of these properties through ordinance as required by Chapter 5.30 of the Dillingham Municipal Code.

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

Section 1. General Findings. The Planning Commission makes the following general findings applicable to all four properties:

- a. All properties are now owned by the City of Dillingham free and clear through tax foreclosure proceedings;
- b. Each property should be evaluated individually based on its characteristics, location, size, access, zoning, and potential public or private uses;
- c. The City Council should consider whether each property serves a current or anticipated municipal purpose before authorizing disposal;
- d. Properties suitable for housing development should be evaluated in light of the City's critical housing shortage and land scarcity challenges;
- e. Properties that are non-buildable or have limited independent development potential may be most appropriately disposed to adjacent property owners for lot consolidation pursuant to DMC 5.30.080(F).

Section 2. Property-Specific Recommendations. The Planning Commission provides the following recommendations to the City Council for each property:

PROPERTY 1: Tract L, Braswell Subdivision, Plat 79-2

Preliminary Assessment:

- Size: [to be determined]
- Zoning: [to be determined]
- Access: [to be determined]
- Development Potential: [to be determined]

Recommendation: [The Planning Commission recommends that the City Council:]

RETAIN for public use for the following purpose: _____

DISPOSE via sale using the following method: Public auction or sealed bid (DMC 5.30.040(A) or (B)) Negotiated sale to adjacent property owner(s) for lot consolidation (DMC 5.30.080(F)) Housing development disposal (DMC 5.30.080(E)) Other:

PROPERTY 2: Lot 1, Block 1, Mission Subdivision, Plat 81-8

Preliminary Assessment:

- Size: [to be determined]
- Zoning: [to be determined]
- Access: [to be determined]
- Development Potential: [to be determined]

Recommendation: [The Planning Commission recommends that the City Council:]

RETAIN for public use for the following purpose: _____

DISPOSE via sale using the following method: Public auction or sealed bid (DMC 5.30.040(A) or (B)) Negotiated sale to adjacent property owner(s) for lot consolidation (DMC 5.30.080(F)) Housing development disposal (DMC 5.30.080(E)) Other:

PROPERTY 3: Lot 2, Block 29, USS 2732

Preliminary Assessment:

- Size: [to be determined]
- Zoning: [to be determined]
- Access: [to be determined]
- Development Potential: [to be determined]

Recommendation: [The Planning Commission recommends that the City Council:]

RETAIN for public use for the following purpose: _____

DISPOSE via sale using the following method: Public auction or sealed bid (DMC 5.30.040(A) or (B)) Negotiated sale to adjacent property owner(s) for lot consolidation (DMC 5.30.080(F)) Housing development disposal (DMC 5.30.080(E)) Other:

PROPERTY 4: Lot 3, Block 6, Nerka VII, Plat 84-21

Preliminary Assessment:

- Size: [to be determined]
- Zoning: [to be determined]
- Access: [to be determined]
- Development Potential: [to be determined]

Recommendation: [The Planning Commission recommends that the City Council:]

RETAIN for public use for the following purpose: _____

DISPOSE via sale using the following method: Public auction or sealed bid (DMC 5.30.040(A) or (B)) Negotiated sale to adjacent property owner(s) for lot consolidation (DMC 5.30.080(F)) Housing development disposal (DMC 5.30.080(E)) Other:

Section 3. Additional Considerations. The Planning Commission recommends the City Council consider the following factors in making final determinations:

- a. Current and future municipal facility needs;
- b. Comprehensive plan goals, particularly regarding housing development and land use;
- c. Potential revenue generation from sale versus ongoing maintenance costs of retention;
- d. Impact on surrounding properties and neighborhoods;
- e. Consistency with zoning and land use regulations;
- f. Market demand and development feasibility;
- g. Public access and infrastructure availability.

Section 4. Request for Additional Information. The Planning Commission requests that the City Manager provide the following information to assist in finalizing recommendations:

- a. Property dimensions, square footage, and legal descriptions with maps;
- b. Current zoning designation for each property;
- c. Access status (public right-of-way, easements, landlocked);

- d. Utility availability (water, sewer, electric);
- e. Adjacent property ownership and uses;
- f. Preliminary market value estimates or recent appraisals;
- g. Any known environmental issues or constraints;
- h. Staff recommendations regarding retention or disposal.

Section 5. Authority for Amendments. The Planning Commission may amend this resolution at a subsequent meeting upon receipt of additional information or further deliberation, provided that any substantive amendments are made in accordance with proper notice and meeting procedures.

Section 6. Transmittal to City Council. The Planning Director is hereby directed to transmit this resolution to the City Council with supporting documentation and make staff available to answer questions regarding these recommendations.

Section 7. Effective Date. This resolution shall take effect immediately upon passage.

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

Cade Woods Chair, Dillingham Planning Commission

ATTEST:

Abigail Flynn City Clerk