



## CODE REVIEW COMMITTEE MEETING

Tuesday, March 10, 2026 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**

CODE REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting was available at the following online location: Zoom

Meeting ID: 920 483 0473; passcode: 99576

Or dial: 1(719)359-4580 or 1(253)205-0468

#### **CALL TO ORDER**

- Meeting called to order at 5:32 PM

#### **ROLL CALL**

##### **Present:**

- Alice Ruby, Mayor
- Steve Carriere, Council Member (Chair)
- Jack Savo Jr., Acting City Manager
- Abigail Flynn, City Clerk

##### **Absent, Unexcused:**

- Kevin McCambly, Council Member
- Kaleb Westfall, Council Member
- Tristan Chaney, Council Member (arrived later)

**Quorum established**

#### **APPROVAL OF MINUTES**

1. Code Committee Minutes from 02/12/2026

**Motion:** Ruby moved to approve the February 12, 2026 Code Committee minutes

**Second:** Savo

**Issues Discussed:**

- None

**Vote:**

- No objection
- **Result:** Motion carried

Approved without Corrections:

**APPROVAL OF AGENDA**

**Motion:** Ruby moved to approve the agenda

**Second:** Savo

**Issues Discussed:**

- Agenda readiness

**Vote:**

- No objection
- **Result:** Motion carried

**UNFINISHED BUSINESS**

2. Tribal Fee Simple Update - non-actionable

**Issues Discussed:**

- Taxability of fee simple land owned by tribal entities
- Distinction between tribal governments and nonprofit entities
- Federal process for conversion to tax-exempt status
- Potential code framework for tax treatment
- Temporary tax reduction approach during federal review period
- Revenue impacts to the City
- Tribal sovereignty considerations
- Commercial versus non-commercial use
- Need for legal research and case law review

**Direction / Follow-Up:**

- Staff to:
    - Conduct legal and case research
    - Compile examples and supporting documentation
    - Develop potential code language
  - Item to return for continued discussion
3. Draft ordinance to amend Chapter 5.30 relating to disposal of municipal property to promote housing development

Special Guest: Chris Maines, Planning Director

**Issues Discussed:**

- Use of municipal land for housing development
- RFP process for developer selection
- Authority for below-market land pricing
- Development requirements and performance bonds
- Land reversion if development milestones are not met
- Revenue generation through property and sales tax
- City role versus private development
- Infrastructure considerations (water, sewer, roads)
- Use of covenants versus code requirements
- Sale versus long-term lease (99-year lease)
- Large-scale versus individual development
- Administrative and staffing impacts to the City
- Housing shortage and workforce retention

**Direction / Follow-Up:**

- Staff to:
  - Continue development of ordinance language
  - Provide research and examples from other communities
  - Develop additional section addressing individual development (“Part F”)
- Committee to:
  - Continue discussion at future meetings
- Item to remain on agenda

**NEW BUSINESS**

3. Draft Ordinance to update code to match publish and public notices definitions

**Motion:** Savo moved to forward the draft ordinance to City Council for introduction at the next meeting (April)

**Second:** Carriere

**Issues Discussed:**

- Alignment of code definitions for “publish” and “newspaper”

- Consistency across municipal code
- Prior legal review and approval
- Relationship to ordinance pending before City Council

**Vote (Roll Call):** Unanimous

- **Result:** Motion carried unanimously

**Direction / Follow-Up:**

- Forward ordinance to City Council for introduction

**PUBLIC COMMENT/COMMITTEE COMMENTS**

- Public notice distribution methods
- Use of radio (KDLG) for community announcements
- Limitations of current posting methods

**Direction / Follow-Up:**

- Staff to research KDLG outreach and notification process

**ADJOURNMENT**

- Meeting adjourned at 6:44 PM

ATTEST

---

Abigail Flynn, City Clerk

(SEAL)

---

Approval Date