

MEMORANDUM

TO: Dillingham Code Committee
FROM: Christopher Maines, Planning Director
DATE: May 11, 2026
RE: Housing Development Ordinance – Change in Approach

At the last Code Committee meeting, it became clear that the draft housing development ordinance I created was too complex to work through efficiently as a standalone document. At over 40 pages, it introduced layered new frameworks that generated more questions than direction. I apologize.

I appreciate the committee's candor, and I agree with the implicit feedback: the approach was too ambitious in scope for where we are in the process.

Going Forward

Rather than continue with the comprehensive draft, I am returning to the existing code and will bring forward a targeted amendment to Chapter 5.30 that addresses the most critical barriers to residential development — principally around leases and land disposition — without reconstructing the entire regulatory framework. This approach will be narrower, more legible, and more actionable.

Planning Commission Review

Before bringing it to the Code Committee, I will route the draft amendment through the Planning Commission for review and recommendation. I anticipate bringing that recommendation to the Code Committee in **August 2026**.

I will provide the City Clerk with advance materials prior to the August meeting. Please feel free to reach out with any questions in the meantime.

Christopher Maines

Planning Director, City of Dillingham