



**POSTPONED FROM 04/09/2026 UNTIL 04/13/2026  
CODE REVIEW COMMITTEE MEETING**

Monday, April 13, 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

ORIGINALLY SET FOR 04/09/2026 THEN POSTPONED UNTIL 04/13/2026

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 **5:30 PM** by Chair Steve Carriere

**ROLL CALL**

**Present (In Person):**

- Alice Ruby
- Steve Carriere (Chair)
- Jack Savo Jr.
- Kaleb Westfall
- Abigail Flynn

**Present (via Zoom):**

- Triston Chaney

**Absent (Excused):**

- Kevin McCambly

Quorum established

**APPROVAL OF MINUTES**

**1. March 10, 2026 Code Committee Minutes**

**Motion:** Ruby moved to approve the March 10, 2026 Code Committee minutes

**Second:** Flynn

**Correction:**

- Triston Chaney to be marked present (arrived late)

**Vote:**

- No objection
- **Result:** Motion carried; minutes approved as corrected

**APPROVAL OF AGENDA**

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

**Second:** Flynn

**Vote:**

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

**UNFINISHED BUSINESS**

**2. Tribal Fee Simple Exemptions**

**Issues Discussed:**

- |  |  |
|--|--|
| • Tribal tax exemption framework           | • Commercial use limitations (Part 3)            |
| • Tribal governments vs nonprofit entities | • Legal sufficiency of ordinance language        |
| • Federal trust land status                | • Prior coordination with tribal representatives |
| • Distinction from native allotments       |  |

**Motion:** Ruby moved to direct staff to send the Tribal Fee Simple Exemption to legal for review

**Second:** Westfall

**Vote:**

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

**Direction / Follow-Up:**

- Send to legal for review
- If significant changes, return to Code Committee
- If no significant changes, forward to Council

**3. Draft Ordinance to Amend Chapter 5.30 Relating to Disposal of Municipal Property to Promote Housing Development**

**Issues Discussed:**

- Purpose and intent of housing development ordinance
- Overlap with subdivision code
- City role vs developer role
- Long-term administrative obligations
- Infrastructure requirements (roads, utilities)
- Cost and staffing impacts
- Parcel vs subdivision disposal approach
- Development models (developer vs individual lots)
- Need to define committee objectives
- Planning Commission role
- Council direction and process timing

**Action:**

- No motion taken

**Direction / Follow-Up:**

- Committee to review and identify objectives
- Compare with existing subdivision code
- Invite Planner to next meeting
- Develop draft to approximately 70%
- Hold future Council workshop for direction
- Remain under Unfinished Business

**NEW BUSINESS****4. Recommendation from Finance and Budget Committee****Draft Ordinance to Update Dillingham Municipal Code 4.16.010 Business Licenses****Issues Discussed:**

- Remote sellers vs local businesses
- Physical presence definition
- Temporary vs ongoing business activity
- Sales tax reporting requirements
- Alaska Remote Sellers Sales Tax system
- Administrative clarity and enforcement
- Seasonal business operations

**Motion:** Ruby moved to recommend Council adopt Ordinance DMC 4.16.010

**Second:** Flynn

**Vote:**

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

**Direction / Follow-Up:**

- Send to legal for review

- Forward to Council for introduction

**5. Draft Ordinance to Update Dillingham Municipal Code 4.20.050(T) Exemptions**

**Discussed:**

- Sales tax cap retention vs removal
- Impact on local businesses
- Impact on residents
- Comparison to other Alaska communities
- Wayfair decision impacts
- Remote seller compliance challenges
- Administrative complexity
- Revenue implications

**Motion:** Ruby moved to recommend draft ordinance updating DMC 4.20.050(T)

**Second:** Flynn

**Vote (Roll Call):**

- Yes: Flynn
- No: Ruby, Westfall, Carriere, Chaney, Savo
- **Result:** Motion failed (1–5)

**6. Recommendation from Planning Commission**

**Street Maintenance Ordinance**

**Discussed:**

- Need for street-by-street evaluation
- Cost considerations
- Timeline for completion
- Engineering and surveying requirements
- Existing inventory vs expanded evaluation
- Funding sources
- Prioritization of road improvements

**Action:**

- No motion taken

**Direction / Follow-Up:**

- Staff to provide estimated cost and timeline
- Return to next Code Committee meeting
- Move to Unfinished Business

**PUBLIC COMMENT / COMMITTEE COMMENTS**

**Discussed:**

- Public comment from Ekwok Tribe representatives
- Public comment from Choggiung representatives
- Tribal sovereignty concerns
- Opposition to Part 3 (commercial limitation)
- Distinction between tribal governments and nonprofits
- Use of revenue for tribal services
- Prior tax billing issues
- Community partnership and coordination

**ADJOURNMENT**

- Meeting adjourned at **6:59 PM**

ATTEST

\_\_\_\_\_  
Abigail Flynn, City Clerk

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Approval Date

[SEAL]