



CODE REVIEW COMMITTEE MEETING

Tuesday, March 10, 2026 at 5:30 PM

MINUTES (AMENDED)

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)
- Tristan Chaney, Council Member (arrived later)
- Jack Savo Jr., Acting City Manager
- Abigail Flynn, City Clerk

Absent, Unexcused:

- Kevin McCambly, Council Member
- Kaleb Westfall, Council Member

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

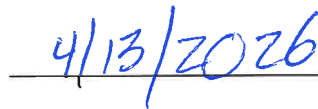
ADJOURNMENT

- Meeting adjourned at 6:44 PM

ATTEST



Abigail Flynn, City Clerk



Approval Date

(SEAL)