



CITY OF
DILLINGHAM
ALASKA

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

Monday, April 13, 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

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

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 Ekuik Tribe representatives (Amended)
- Public comment from Curyung Tribe representatives (Amended)
- 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

5/14/2026
Approval Date

[SEAL]