Skagway Planning and Zoning Committee  
March 10, 2022  
Re: Subdivision in Dyea

Dear Committee, Assembly members and Mayor,

In regards to the planning of a subdivision in Dyea, I would like to make a few suggestions as to the criteria. In short, I feel the 2 most important criteria are (1) that the lot sizes are as big as they can possibly be and (2) that there is no development Between the roads and the banks of the Taiya River or the West Creek River.

(1) We are all aware that subdivisions out in the Nahku area and Dyea will not address the short term housing problems and at best will only put a small dent in the long term housing problems. In the past 10 years, the sale of lots in the Nakhu area and Dyea have only netted 5 occupied houses out of 14 lots for sale. Only 3 of them were first time homes. In short, it is expensive and difficult to build out there, leaving it to those with a lot of resources. Water and sewer issues are difficult challenges as well as the road conditions year around. Having said that, it is a great place to live and I encourage anyone who has the drive to live out there to go for it. But having a large lot is the key to making it desirable both for the buyer and for those who already live there. The magic of Dyea is that you can live in a place that is or seems all your own, with views unobstructed by other homes, noise and light. This is important to those that live out there and protecting that magic is not only a worthwhile cause, but also considerate to those that have scratched a home out there for these same reasons. As a member of the Dyea Community Advisory Board, I have agreed to recommend a minimum of 2 acre lots, but personally, I would advise them to be closer to 3 if at all possible. Larger lots will also allow for access to them without having to engineer new roads or right of ways that take up valuable building space and destroy more forest which, again, is the magic of Dyea.

(2) This is a no brainer. Protecting the rivers from private development is essential not just for the rivers, but also for any structures close to the rivers as they have a mind of their own and can be extremely destructive.

Thank you for your work on this and good luck in creating a great space for those that aspire to live out there.

Sincerely,

Michael Yee