

Proposed by:	Mayor Cremata
First Reading:	02/16/2023
Second Reading:	03/16/2023
Vote:	<input type="checkbox"/> Aye <input type="checkbox"/> Nay <input type="checkbox"/> Absent

**MUNICIPALITY OF SKAGWAY, ALASKA  
ORDINANCE NO. 23-07**

**AN ORDINANCE OF THE MUNICIPALITY OF SKAGWAY, ALASKA TRANSFERRING A CERTAIN PROPERTY OF THE MUNICIPALITY GENERALLY REFERENCED AS THE RAPUZZI HOUSE, RECEIVED AS A GIFT, TO THE FRIENDS OF THE KLONDIKE CORRIDOR, INC., A NON-PROFIT ENTITY.**

**WHEREAS**, the Municipality of Skagway received as a gift property referenced as the Rapuzzi House, described as Lot 11A, Block 32 according to Plat 2015-5 recorded in the Skagway recording district on September 10, 2015; and

**WHEREAS**, the Friends of the Klondike Corridor, Inc., seeks to restore, maintain, and repair the Rapuzzi House for the purpose of preservation and enjoyment of the public; and

**WHEREAS**, the Assembly believes the best interests of the community will be served by the transfer of this property to the Friends of the Klondike Corridor, Inc. for less than market value; and

**WHEREAS**, SMC 16.07.040 (B) authorizes the Assembly to transfer properties to a non-profit entity for less than market value where the property will be used for a public purpose; and

**WHEREAS**, the Assembly finds that the preservation, restoration, and maintenance of the Rapuzzi House is a service to the public which can better be provided through the Friends of the Klondike Corridor, Inc. than the Municipality;

**NOW, THEREFORE BE IT ORDAINED BY THE ASSEMBLY OF THE MUNICIPALITY OF SKAGWAY, ALASKA** that the property at Lot 11A Block 32, referred to as the Rapuzzi House, be transferred to the Friends of the Klondike Corridor, Inc., for less than fair market value; and

**BE IT FURTHER ORDAINED** that the transfer for the property be by Quitclaim deed for \$10.00; and

**BE IT FURTHER ORDAINED** that a public hearing will be held by the Assembly on March 2, 2023 date before implementing the transfer.

**Section 1. Classification.** This is a non-code ordinance.

**Section 2. Effective Date.** This ordinance shall become effective immediately upon adoption.

**PASSED AND APPROVED** by a duly constituted quorum of the Borough Assembly of the Municipality of Skagway this \_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Andrew Cremata, Mayor

ATTEST:

\_\_\_\_\_  
Steve Burnham Jr, Borough Clerk  
(SEAL)



301 W. Northern Lights Blvd.  
Suite 601  
Anchorage, AK 99503

907.297.2700 *tel*  
907.297.2770 *fax*  
877.366.2700 *toll-free in Alaska*  
info@rasmuson.org *email*  
www.rasmuson.org

December 20, 2021

The Honorable Andrew Cremata  
700 Spring Street  
P.O. Box 415  
Skagway, AK 99840

Dear Mayor Cremata, Manager Ryan and Skagway Council Members:

We received your notice about the municipality's intention to relinquish ownership of the Rapuzzi House (a portion of Lot 11, Block 32 and the S½ of Lots 11 and 12, Block 32, Skagway Recording District), conveyed by deed on December 17, 2008.

The Foundation has been approached by the Friends of the Klondike Corridor about assuming ownership of the facility for use as a nonprofit hub, and we would like to give them time to develop a proposal. We request the municipality give us an additional 90 days to make a determination on next steps, and during that time agree to continue caring for the property (maintenance, security). When the assessment process is complete, Rasmuson will relieve the municipality in writing of its obligation.

Additionally, we will honor Skagway Municipal Resolution 08-25R adopted December 29, 2008, accepting the gift of the George Rapuzzi Collection. We request that the future owner of the Rapuzzi House or another, yet-to-be identified, beneficiary be allowed the opportunity to select for display or use any collection items not already an element of a Skagway Museum display. We request that this opportunity remain open until December 31, 2023.

Last, we ask the items from the Rapuzzi Collection stored within the Commissary Building (Lot 3, Block 37, Skagway Recording District) and not identified for use by the Skagway Museum be open to selection by the future owner of the Rapuzzi House or another, yet-

BOARD of  
DIRECTORS

Edward B. Rasmuson  
*Chairman Emeritus*

Adam Gibbons  
*Chair*

Jay Gibbons

Lile R. Gibbons

Rebecca Brice Henderson

Curtis McQueen

Jason Metrokin

Mike Navarre

Cathryn Rasmuson

Judy Rasmuson

Marilyn Romano

Angela Salazar

Natasha von Imhof

PRESIDENT  
Diane Kaplan

to-be identified beneficiary, until December 31, 2023. The  
Commissary Building will remain in possession of the municipality.

Please indicate your acceptance of these terms by signing below.

Sincerely,

Diane Kaplan,  
President, CEO

Andrew Cremata,  
Skagway Mayor



\_\_\_\_\_  
Date: 12.20.21

\_\_\_\_\_  
Date: \_\_\_\_\_

**MUNICIPALITY OF SKAGWAY  
PLANNING AND ZONING COMMISSION MINUTES  
APRIL 14, 2022  
PAGE 2 OF 5**

**6. UNFINISHED BUSINESS  
None**

**7. NEW BUSINESS:**

**A. Conditional Use Application No. 22-04, Donna Larsen, Friends of the Klondike Corridor, Block 32, Lot 11,12, Request to operate a low-key venue for Culture and the Arts.**

Donna Larson was present to speak.

Commissioner Deach indicated that his primary concern was how the neighboring property owners would receive the proposal having no dissenting correspondence the concern is mitigated.

The commission discussed the four conditions for approval of a Conditional Use Application.

The commission did feel the requested conditional use will protect the public health, safety, and welfare.

The Commission did not feel the requested conditional use will not permanently or substantially injure the lawful use of neighboring properties or uses.

The Commission did feel the requested conditional use will generally be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans.

The Commission did feel the requested conditional use will not substantially decrease the value of or be out of harmony with property in the neighboring area.

**Motion/Second: Hisman/Lawson**

To approve Conditional Use Application No. 22-04, Donna Larsen, Friends of the Klondike Corridor as presented.

**Motion passed by roll call vote, 4 yes, 0 no, 1 absent**

**B. Public Hearing and Recommendation on Proposed Title 19 Code Amendments: Increasing Maximum Lot Coverage Requirements.**

Commissioner Deach indicated that he is opposed to changing lot coverage requirements.

Orion Hanson was present to speak.

Mr. Hanson indicated that he agrees with Commissioner Deach.

Commissioner Deach indicated that he would entertain the idea of relaxing variance restrictions pertaining to accessory housing to accommodate new construction.

Assembly Liaison Bass indicated that he feels restricting building development to accommodate green spaces may not be appropriate due to the fact that there is ample access to green spaces outside of the townsite.

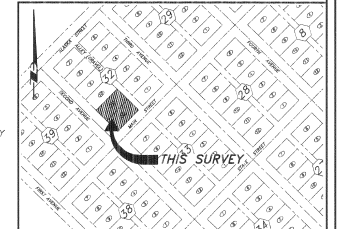
Mr. Bass indicated that he feels allowing for larger lot coverage would help to develop additional housing.

Mr. Bass indicated that he feels that property owners may be incentivized to build on vacant lots if they could develop more of the lot.

Commissioner Deach indicated that feels development can be accomplished building vertically.



**SECONDARY MONUMENT**  
1-1/4" DIA. YELLOW PLASTIC SURVEY CAP ON 5/8" DIA. x 38" RE-BAR SET 34" IN GROUND



**VICINITY MAP**  
SOURCE: CITY OF SKAGWAY STREET MAPPING APPROX. SCALE: 1"=200'

- GENERAL NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED AND/OR PF CENTERLINE MONUMENTS ALONG MAIN STREET, TOWNSITE OF SKAGWAY, HAVING A RECORD BEARING OF S44°30'00"W.
  2. INFORMATION UTILIZED TO PRODUCE THIS PLAT WAS PLAT #1 TOWNSITE OF SKAGWAY ON FILE IN THE SKAGWAY RECORDING DISTRICT.
  3. THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON 3000 SERIES TOTAL STATION AND STANDARD PRISM RANGING METHODS.

- LEGEND**
- DOT/PF REFERENCE MONUMENT (RECOVERED)
  - ⊗ SECONDARY MONUMENT BY OTHERS (RECOVERED)
  - 7570-S SECONDARY MONUMENT (ESTABLISHED)
  - BOUNDARY / PROPERTY LINE
  - CENTERLINE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

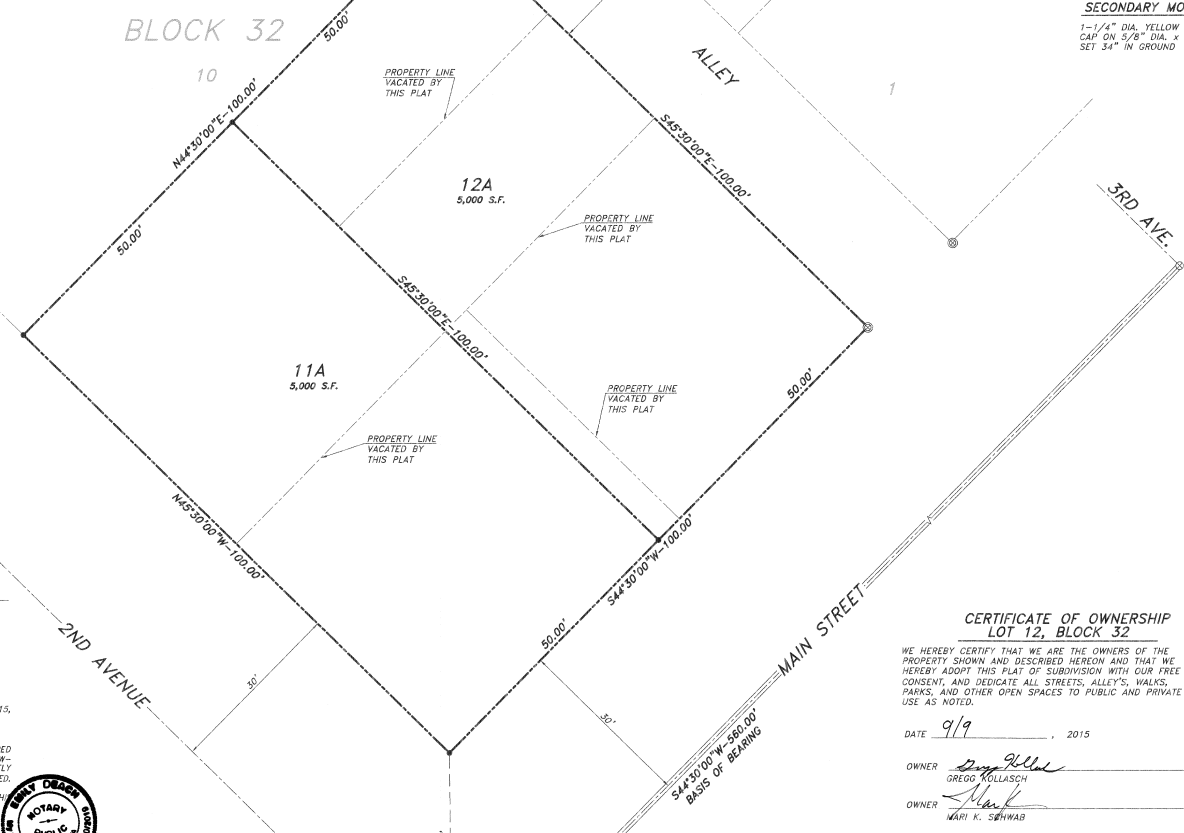
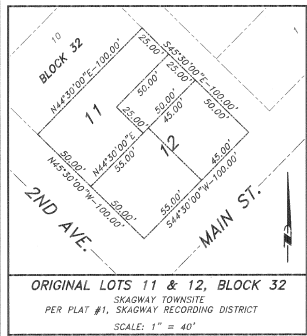
DATE 8/18/2015 REGISTRATION NO. 7570-S

2015-5 Plat # Skagway Rec Dist 18 Date 9/10 2015 Time 9:50 AM

**SKAGWAY RECORDING DISTRICT**  
A RE-SUBDIVISION OF LOTS 11 & 12, BLOCK 32, TOWNSITE OF SKAGWAY CREATING LOTS 11A & 12A, BLOCK 32, TOWNSITE OF SKAGWAY A FRACTION OF U.S. SURVEY 435 WITHIN THE MUNICIPALITY OF SKAGWAY, ALASKA

CLIENT: MUNICIPALITY OF SKAGWAY P.O. BOX 418 SKAGWAY, ALASKA 99840  
SURVEYOR: R & M ENGINEERING, INC. 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99803  
DATE: AUGUST 18, 2015 SHEET 1 OF 1 R & M PROJ. NO. 111828

**CERTIFICATE OF TAXES**  
I HEREBY CERTIFY THAT THERE ARE NO TAXES AND ASSESSMENTS FOR THE PROPERTY SHOWN HEREON.  
DATE: 8-20-2015  
*Debra Moulden*  
PROPERTY TAX CLERK



**CERTIFICATE OF OWNERSHIP LOT 11, BLOCK 32**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATE August 20, 2015  
OWNER *Mark Schaefer*  
MARK SCHAEFER, MAYOR  
MUNICIPALITY OF SKAGWAY

**NOTARY'S ACKNOWLEDGMENT**  
UNITED STATES OF AMERICA } ss.  
STATE OF ALASKA }  
THIS IS TO CERTIFY THAT ON THIS 20th DAY OF August, 2015, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED ~~SHAN BELLER~~ MARK SCHAEFER ~~SHAN~~ TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.  
*Mark Schaefer*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: 7/20/2017

**CERTIFICATE OF APPROVAL BY THE BOARD**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY OF SKAGWAY, ALASKA, AND THAT SAID PLAT SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION, DATED JUNE 11, 2015 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE DISTRICT OFFICE PURSUANT TO AS 40.15.

DATE SEPT 9, 2015  
ATTEST: CLERK, PLANNING AND ZONING COMMISSION  
*Chair*  
CHAIR, PLANNING AND ZONING COMMISSION

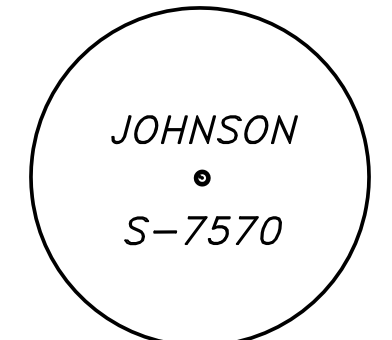


**CERTIFICATE OF OWNERSHIP LOT 12, BLOCK 32**  
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

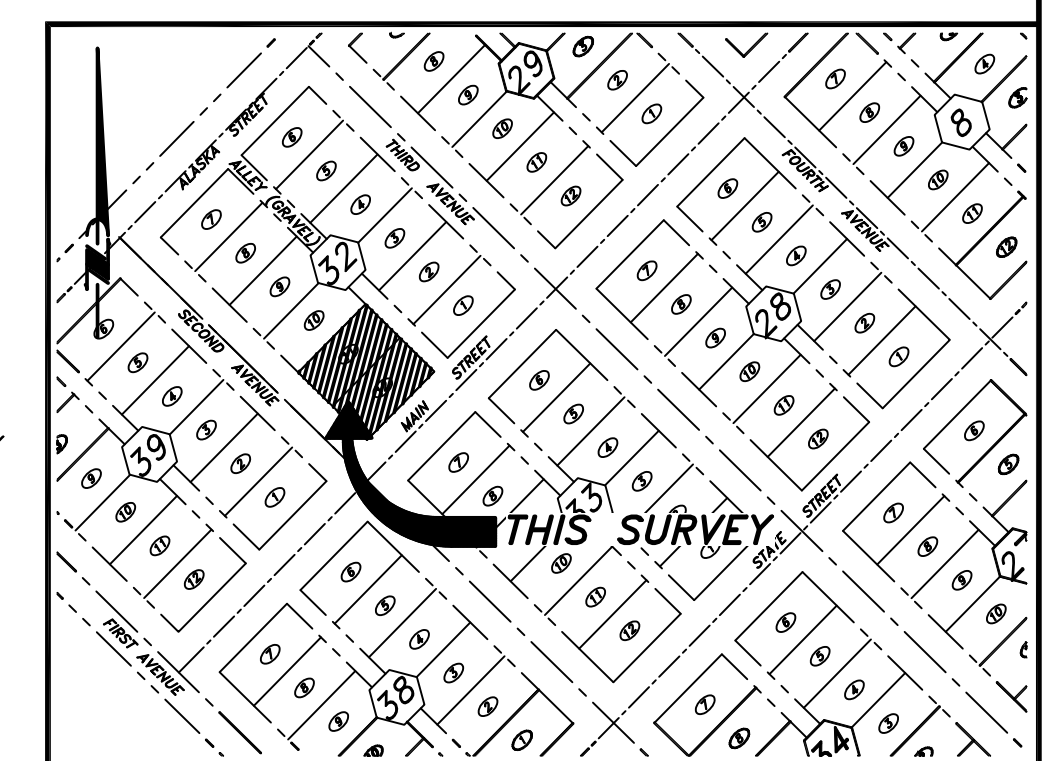
DATE 9/9, 2015  
OWNER *Gregg Kollasch*  
GREGG KOLLASCH  
OWNER *Mari K. Schwab*  
MARI K. SCHWAB

**NOTARY'S ACKNOWLEDGMENT**  
UNITED STATES OF AMERICA } ss.  
STATE OF ALASKA }  
THIS IS TO CERTIFY THAT ON THIS 9th DAY OF SEPTEMBER, 2015, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED GREGG KOLLASCH TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.  
*Gregg Kollasch*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: 7/20/2017

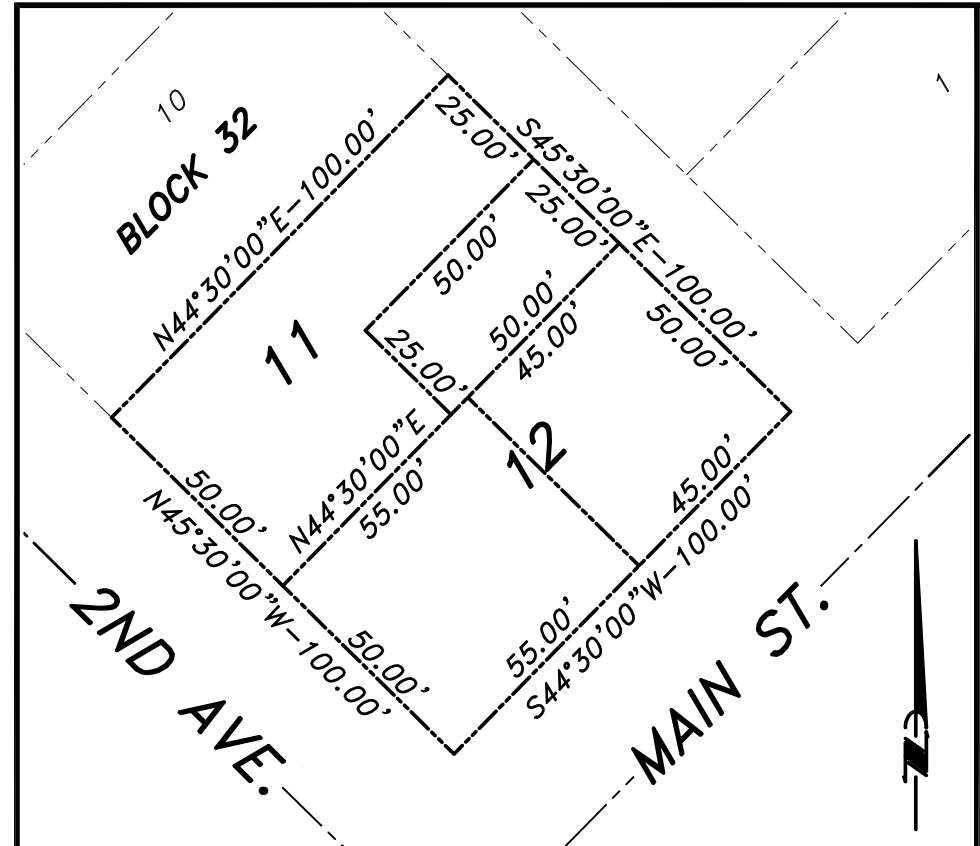
**NOTARY'S ACKNOWLEDGMENT**  
UNITED STATES OF AMERICA } ss.  
STATE OF ALASKA }  
THIS IS TO CERTIFY THAT ON THIS 9th DAY OF SEPTEMBER, 2015, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED MARI K. SCHWAB TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.  
*Mari K. Schwab*  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: 7/20/2017



**SECONDARY MONUMENT**  
1-1/4" DIA. YELLOW PLASTIC SURVEY CAP ON 5/8" DIA. x 36" RE-BAR SET 34" IN GROUND



**VICINITY MAP**  
SOURCE: CITY OF SKAGWAY STREET MAPPING  
APPROX. SCALE: 1"=200'



**ORIGINAL LOTS 11 & 12, BLOCK 32**  
SKAGWAY TOWNSITE  
PER PLAT 96-1, SKAGWAY RECORDING DISTRICT  
SCALE: 1" = 40'

**GENERAL NOTES**

1. THE BASIS OF BEARING OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED AKDOT/PF CENTERLINE MONUMENTS ALONG MAIN STREET, TOWNSITE OF SKAGWAY, HAVING A RECORD BEARING OF S44°30'00"W.
2. INFORMATION UTILIZED TO PRODUCE THIS PLAT WAS PLAT #1 TOWNSITE OF SKAGWAY ON FILE IN THE SKAGWAY RECORDING DISTRICT.
3. THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON 3000 SERIES TOTAL STATION AND STANDARD PRISM RANGING METHODS.

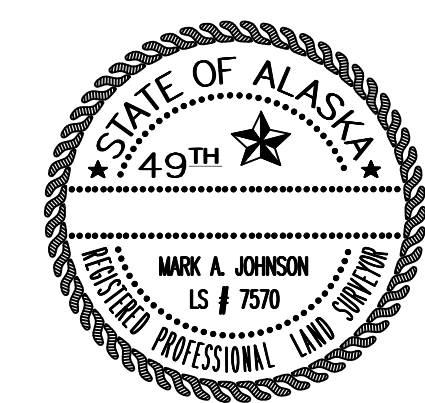
**LEGEND**

- ⊗ DOT/PF REFERENCE MONUMENT (RECOVERED)
- ⊙ SECONDARY MONUMENT BY OTHERS (RECOVERED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- BOUNDARY / PROPERTY LINE
- - - CENTERLINE
- DHE- OVERHEAD ELECTRIC LINE
- x-x-x- CHAIN LINK FENCE
- o-o- WOOD FENCE
- - - OVERHANG

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF LOTS 11A AND 12A, BLOCK 32, AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS THEREON, EXCEPT AS SHOWN.

DATE \_\_\_\_\_ REGISTRATION NO. 7570-S

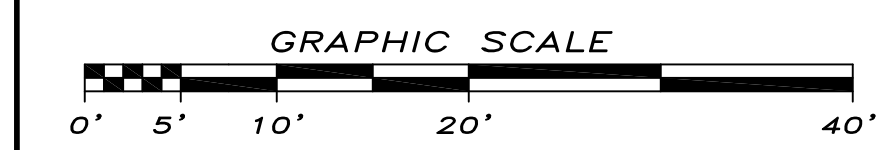


REGISTERED LAND SURVEYOR

**AN AS-BUILT SURVEY  
OF PROPOSED  
LOTS 11A AND 12A, BLOCK 32,  
TOWNSITE OF SKAGWAY**  
A FRACTION OF  
**U.S. SURVEY 435**  
WITHIN THE MUNICIPALITY OF SKAGWAY, ALASKA

CLIENT: MUNICIPALITY OF SKAGWAY  
P.O. BOX 418  
SKAGWAY, ALASKA 99840  
DATE: NOVEMBER 14, 2011

SURVEYOR:  
R&M ENGINEERING, INC.  
6205 GLACIER HIGHWAY  
JUNEAU, ALASKA 99803  
R&M PROJ. NO. 111828



I:\2011\111828\2011 Survey\111828SB.dwg PLOT: November 18, 2011 at: 8:34am

Proposed by: Administration  
Vote: 4 Aye 0 Nay 2 Absent

**MUNICIPALITY OF SKAGWAY, ALASKA**  
**RESOLUTION NO. 08-25R**

**A RESOLUTION OF THE MUNICIPALITY OF SKAGWAY, ALASKA ACCEPTING THE GIFT OF THE GEORGE A. RAPUZZI COLLECTION**

**WHEREAS**, the Municipality of Skagway and the National Park Service have entered into a Memorandum of Understanding; and

**WHEREAS**, the Memorandum of Understanding is intended to cooperate toward the preservation of certain real properties and personal objects of historical value; and


**WHEREAS**, the Rasmuson Foundation has maintained the real properties and objects; and

**WHEREAS**, the Rasmuson Foundation has gifted to the Municipality the historical personal objects for the purpose of the Municipality displaying those objects for the benefit of its citizens and visitors,

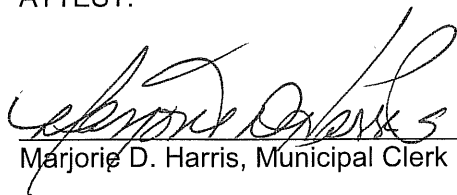
**NOW THEREFORE BE IT RESOLVED:**

The Municipality of Skagway does accept the gift of the George A. Rapuzzi Collection and all personal objects on the real properties located at The Dahl / Rapuzzi House (A portion of Lot 11, Block 32 and the south 55' of Lot 12, Block 32), Jeff Smith's Parlor (Lot 2, Block 37), WWII Commissary (Lot 3, Block 37), Meyer Meat Market and YMCA Lot 1, Block 8, and within the Alascom building property at 2<sup>nd</sup> and Main Streets' in Skagway, Alaska at the time of purchase from Ms. Brown in June of 2007, which objects have been identified and determined by the Rasmuson Foundation for gift to the Municipality of Skagway.

**PASSED AND APPROVED** by a duly constituted quorum of the Borough Assembly of the Municipality of Skagway this 29th day of December, 2008.

  
\_\_\_\_\_  
Thomas D. Cochran, Mayor

ATTEST:

  
\_\_\_\_\_  
Marjorie D. Harris, Municipal Clerk  
(SEAL)



## LIMITED WARRANTY DEED

GRANTOR, Rasmuson Foundation, an Alaska non-profit corporation, whose address is 301 W. Northern Lights Blvd., Suite 400, Anchorage, Alaska 99503, conveys to Grantee, Municipality of Skagway, an Alaska first-class Borough, whose address is 700 Spring Street, Skagway, Alaska 99840, all Grantor's right, title and interest in and to the following real estate, situated in the Skagway Recording District:

The West One-Half of the North One-Half (W ½ of N ½)  
of Lot 11, Block 32, Townsite of Skagway, Skagway  
Recording District, First Judicial District, State of Alaska,

and

The South One-Half (S ½) of Lots 11 and 12, Block 32,  
Townsite of Skagway, Skagway Recording District, First  
Judicial District, State of Alaska.

Grantor warrants only against defects in title caused or created by Grantor during Grantor's ownership of the real estate conveyed.

Subject also to easements, reservations, covenants, conditions, restrictions, plat notations, patent reservations, rights-of-way and agreements of record.

Subject further to the restriction that, if Grantee sells all or part of the real estate conveyed, the net proceeds of such sale must be used for the preservation or maintenance of the artifacts itemized in the Report of the Fair Market Values of Certain Personal Property referred to as the George A. Rapuzzi Collection, prepared by Sally A. Ambrose, 2002.

Dated this 17<sup>th</sup> day of December, 2008.

Rasmuson Foundation

By: 

Title: President





