

Proposed by:	Assemblymember Bass
Attorney Review:	August 10, 2023
Vote:	__ Aye __ Nay _ Absent

MUNICIPALITY OF SKAGWAY, ALASKA

RESOLUTION NO. 23-30R

A RESOLUTION OF THE MUNICIPALITY OF SKAGWAY, ALASKA EXPRESSING INTENT TO DISPOSE OF BLOCKS 95 AND 102, KNOWN AS THE GARDEN CITY RV PARK.

WHEREAS, the Municipality of Skagway owns the property at Blocks 95 & 102 (Property), currently known as the Garden City RV Park; and

WHEREAS, the Municipality wishes to express its intent to designate use of the Property for benefit of the public; and

WHEREAS, future development of the properties has been an ongoing discussion by the Borough Assembly, and administration requires direction regarding how to manage the property; and

WHEREAS, the 2030 Comprehensive Plan indicates “the highest need for housing construction will be in the first three to five years”; and

WHEREAS, During 2019, eight public work sessions were held as well as a Comprehensive Plan work session and a community survey to get feedback on the community’s preferences for this land and 65% of survey respondents did not have any concerns about higher-density development at blocks 95 & 102; and

WHEREAS, A strategic plan for Blocks 95&102 was developed by the SDC which was based on community feedback and goals, and

WHEREAS, said strategic plan for Blocks 95 & 102 states that “Skagway is facing a housing shortage for all ranges of Skagway resident types (seasonal, year-round, senior, starter, etc.).”; and

WHEREAS, On July 27, 2023 a statement from Skagway Traditional Council was issued which requests that a lot be reserved for the creation of a memorial site for the Pius X mission school.

NOW, THEREFORE BE IT RESOLVED, that the Skagway Borough Assembly expresses its intent to dispose of Blocks 95 and 102, and directs Administration to proceed as follows:

- **Definition of the First Time Property Buyer: An Individual who has never owned a principle residence and will reside in the property as their primary residence.**
 - **Exceptions:**
 - **The person's spouse was previously a homeowner (but does not currently own real property).**
 - **Any single parent or homemaker who previously owned a home with an ex-spouse**
 - **Timeshare owners.**
- Subdivide Blocks 95 and 102 into twenty-four (24) 5,000-square-foot parcels, with the Sixteenth Avenue municipal right-of-way designated;
- Reserve and make available two (2) lots of block 95 for use as a memorial site, to acknowledge and commemorate the existence and operation of the Pius X Mission Residential Boarding School.
- Provide for the disposal of four (4) 5000 sq ft lots of block 102 to the public by lottery for Skagway Residents who are first time home buyers.
- **Reserve two (2) lots of block 102 for a future MOS project such as multi-unit municipal housing.**

- Reserve the remaining two (2) lots of block 102 to be determined by future resolution.
- Provide for the disposal of two (2) 10,000 sq ft parcels located within the Business General zoning for the purpose of multi-family housing by RFB, with requirements in place for purchaser(s) to develop housing to the Municipality's specifications.
- ~~Set aside block 95 with the intention to subdivide it into eight (8) lots for the purpose of multi-family units and single units and two (2) units for a possible future MOS project.~~
- Continue operating a dry recreational vehicle park on block 95, to serve as Pullen Creek overflow until further assembly direction.
- Direct staff to create an implementation timeline and budget for consideration and approval by Assembly.
- Direct Staff to initiate contact with the Skagway Traditional Council in the calendar year of 2024 to begin a discussion regarding the future of block 95 and report back to the assembly with monthly updates.
- Attachment A is a diagram to be used as a visual representation of this resolution.

PASSED AND APPROVED by a duly constituted quorum of the Borough Assembly of the Municipality of Skagway this __ day of _____, 2023.

Sam Bass, Mayor

ATTEST:

Steve Burnham Jr., Borough Clerk
(SEAL)