

Planning & Zoning Commission Housing Recommendations to the Assembly – February 8, 2024

1. **Spot Zoning** - The Assembly should take care not to spot zone real property. Spot zoning is the antithesis of comprehensive zoning, and it is contrary to the zoning ordinance and the comprehensive plan.

Spot zoning changes some aspects of an allowed use of a parcel of land contrary to the written municipal code.

Neither the planning and zoning commission nor the assembly has the authority to spot zone. In *Bartram v. Zoning Commission of City of Bridgeport*, 136 Conn. 89, 68A.2d 308 (Conn. 1949), the court ruled that “A court is without authority to substitute its own judgment for that vested by the statutes in a zoning authority.”

The Assembly must legislate if it wants to change the comprehensive zoning ordinance. This ensures that the changes apply to everyone equally and not to one landowner at the public’s expense.

2. Recommend the following code changes to the Industrial-Light zone:
 - a. **19.06.060(D)(2) Minimum Building Setback Requirements.** Change the side yard setback to five (5) feet and change the rear yard setback to ten (10) feet.
3. Recommend drafting an accessory dwelling unit ordinance to apply to all zoning classifications.
4. Recommend changes to zoning ordinances east of Broadway Street to allow more use of property, such as lot line restrictions, etc.
5. Recommend making infrastructural improvements to the Garden City RV lots one half-block at a time.
6. Recommend the establishment of a one- to two-year Mayor’s Housing Taskforce with staff support through Managers Office to accomplish housing objectives and request the Mayor and Assembly to encourage each board to participate.
7. Request support for Assembly and Manager to work on analysis to figure out the current need for development and usage of housing properties since the 2020 Comprehensive Plan, and to support and/or commit work on identifying possible incentives and disincentives for current and new property owners to maintain year-round housing and increase it in Skagway.
8. Clearly define whether we are tackling a seasonal housing issue or year-round housing issue or both; and whether those can be solved with the same solution. Additionally, actively work in conjunction with the Comprehensive Plan to address housing needs.
9. Incentivize existing landlords/landowners to:
 - a. improve unsafe housing.

- b. longer term/year-round leases
 - c. remodel/rent/sell/build vacant lots and houses.
10. Reevaluate the current size/height/setback requirements in 19.06.060. Designate a liaison to communicate with Public Works to make sure that adjusting the code in this respect is feasible.
 11. The MOS should explore the concept of a housing trust, particularly in the context of addressing housing challenges in various communities. A housing trust holds the potential to be a transformative solution, offering a sustainable and community-driven approach to housing issues. By establishing a trust, we can create a framework that prioritizes long-term affordability, community engagement, and inclusivity. Such a model could involve collaboration between local stakeholders, government entities, and potential residents to ensure an equitable approach to our housing problem. Exploring the implementation of a housing trust opens avenues for innovative strategies, financial models, and partnerships that can contribute to the development of stable and affordable housing solutions.
 12. Recommend the Assembly consider development of Garden City RV park in terms of the ideas discussed in the Comprehensive Plan.
 13. Recommend the Assembly consider an RV Park across the river on municipal property.
 14. Recommend that the city consider the installation of a seasonal camp on the old paintball property.