The January 11th planning and zoning meeting, uh, will come to order. Roll call.

Kern?

Here.

Hisman?

Here.

Outcalt?

Here.

Brena?

Here.

Mabee? Absent. Hanson?

Present.

Four members present, quorum is established.

I'll entertain a motion to approve, uh, the December 14th minutes.

I make a motion to approve the minutes for November for December 14th. Yep.

Second.

motion and a second for approving the minutes from December 14th, roll call.

Brena?

the requirements that you would need to enter this category. And so, for starters, you're going to buy a lot, or the city is going to prioritize a lot to a first-time home buyer.

It's a lot that will be at least $100, 000. Okay, then you're going to build a house, a small house. The total of those will cost about $400,000 to $450,000. Okay, in order to do that, in order to have an approval from a bank and to be able to do that, a first-time homebuyer needs $40,000 cash. You need to be someone who hasn't owned a house, probably, uh, in Skagway, is a resident of Skagway, does not own a primary residence in other jurisdictions.

And, uh, and then on the income qualification side of it, which is the bank approval side, uh, first time homebuyer has to make $122,000 to qualify for that loan. Okay, well, when you put those parameters into a matrix, and you submit a letter of interest to the public to see who exactly would like to participate in a program like this, um, I wonder how many first time homebuyers do we have in Skagway that can actually fit into that category?

And that's easy enough to find out. The city, uh, should just solicit that information and see how many people actually step up with that information. And if they don't, let's get off wasting time, meeting time after meeting time, trying to see how we can fit this into a category that clearly doesn't work.

Uh, you know, any of these land release programs that has to have something built. We're looking at, you know, we're worried about today. We're looking at, uh, three years is what it's going to take to actually be online. So, um, you know, we're, we're way behind the eight ball, and this is not going to be a fast solution.

Uh. So, my thoughts on first time homebuyer, I'd like to see it work. Now, maybe the city could figure out a way to, uh, um, get first time homebuyers into a triplex on a lot, so it wouldn't underutilize that given lot. Um, but it would involve other considerations, like maybe subordinating the land to their position.

So, the city would take a second on it instead of a first. Something like that. Allow them to have that equity.

But, you know, we need, in my opinion, we need some action. We need some of these lots released. There is no one in town, there's no landowner that's going to to address or solve this problem. It's, it's got to be, the city has got to be at the forefront of it.

Rocky?

I know when I built that little garage and apartment on my piece of property, I'll just throw some numbers out. That cost me right at $100,000 dollars to build that. I already owned the piece of property, which was advantageous, obviously. Um, $25,000 of that was tied up with the plumber and the electrician, which I had to do because I was using it for an apartment.

So I couldn't do it myself, which I've been able to do in the past being a builder and. Um, but it still cost, cost me basically $75,000 out of my own pocket. To put that little structure up the things only 20 by 24, it's a little small 2 bedroom apartment. But on the other hand, it provided housing in town for somebody.

And I've had it rented ever since the day I bought it without a glitch. Um, I've also added a spot, which I really would like to enjoy my own front yard, but I put an RV hookup in there so that we can help alleviate housing issues. Um, I don't get much for it, but it's a spot there for somebody to use. Um, to help alleviate that housing issue.

I think we are going to have to have somewhat of that kind of mentality, in town. To share our properties, to do whatever we can. Sherry, you hit it right on the head. I mean, you're right on in the fact that we need, we've got to do something about housing. You know, we've got, and we've got to offer opportunities for people to afford housing.

And that's going to be tough, but it has to happen somehow. I don't know how and I don't know how we're going to do it, but I bit the bullet and I just spent some of our money and we did it and it worked and, somehow, we've had a decent little business that's helped us along the way. We still need the cruise ships to come to town.

And they're growing, Ms. Corrington. They happen to be growing size. I don't think we need 5 of them out there at all. But if we have 4 of them and they get bigger, somewhere, there is a point where you can't send enough stuff down the sewer line, you know, there's only so, that pipe's only so big and we can only accommodate so much in town.

We've got some issues in town that we've got to deal with, but we also need to remember that we are just a one pony show. And I remember when David Presence sold me that building, he was nervous about it. He said, you're just selling fry bread, you're a one pony show. He didn't, he was worried about that.

We in the same way are a one pony show in this town, and the only, we rely on those cruise ships coming here. If they didn't come here, there would not be a community here, and I think we need to remember that, unless it's a bunch of retired people on Social Security getting a little bit of money. Those are some things to think about.

Chair Brenna? um, yeah, and just I wanted to make one more statement too. So, you know, it does fall back and I hear definitely the development of housing is, you know, I think that's on everybody's minds of having more spaces, um, higher density, um, ability to live. But I think 1 thing too, when I made the statement, you know, it's not just philosophical, but the idea that, right now, it seems very incentivized. During the pandemic, we realized and we saw a bunch of housing units open up to the year-round population. We survived because these opened up, doors opened across. We had more people staying here than we had in any winter. So we found out that this transient housing very quickly, that landlords and others choose to make that open to our community.

So these housing units right now, it's incentivized, so we can develop as much as we want. Um, and have somebody build a house and get it done in 2 years, but we need to also look at how we keep that housing and the same with what already exists. Because to me, the fastest fix is looking at how we, what we prioritize there and how we regulate that.

You know, what are the terms of transient housing? Um, how long do leases need to be? A lot of communities that are in a similar situation to us have changed those times. They've made minimum leases up to 8 months. Um, things that no longer make it viable to close down for the majority of the year and too, that it's advantageous to have all of these empty houses sitting around waiting for, um, a population of workers that are going to come here for 5 months a year. And we want to open up doors. There's a lot. We don't have much land. I think we all know that as far as developing goes, we also know how expensive it is.

And so the speed at which that can go, like. We definitely need to do it, but I do believe that consideration for what our priority is kind of needs to be one way or the other because either we sustain the level of cruise ships and what that takes for our seasonal workforce and businesses to sustain themselves.

Or we're looking at our year-round community, and it can be both, but it, we can't sit with current code the way it is and have that work because it doesn't stop all of that development because as far as I know, this has been an issue for

well over 30 years. And so we do have more houses and we do, we have grown, we have built apartments.

We have had a lot of things come in, but every time that happens, they start getting double bunked. They start moving into... into seasonal housing and then they get lost because a lot of people are leaving at a massive rate and it's sad to me to see after the pandemic when we asked folks not to come back and those doors did open and we chose to survive as a community that as soon as the ships came back, we started to lose that after we had just endured that for several years.

So, I think it, you know, it is, it is to some degree a philosophical question, but I think also too, it's not everything goes together. So, looking at what it takes to go either direction is important because not everything fits for me. Not everything's going to fit for you. But it's 2 different outcomes and it takes 2 different paths to get there.

Thank you.

Gary, any general comments?

No, I think. I think it's better served to wait for the work session.

Commissioner Kern?

Not at this time.

Okay, I guess that's everything. I'll entertain a motion to adjourn the meeting.

I'll make a motion to adjourn.

I'll second.

Roll call.

Brena?

Yes.

Kern?

Yes.

Hisman?

Yes.

Mabee?

Yes.

Outcalt?

Yes.

5 yeses, motion passes.