



MUNICIPALITY OF SKAGWAY, ALASKA
PLANNING & ZONING COMMISSION MINUTES

February 8, 2024
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1. **Call to Order:**

Chair Brena called the meeting to order at 5:30 p.m.

2. **Roll Call:**

Present: Commissioners: Rocky Outcalt, Laura Mabee, Gary Hisman, David Brena

Assembly Ex Officio: Orion Hanson

Absent: Commissioners: Jacy Kern

3. **Approval of Minutes:**

A. January 11, 2023

Motion/Second: Outcalt/Mabee to approve the minutes for January 11, 2024.

Deputy Clerk Carr indicated that 2023 on the agenda was a typo and the minutes are from January 11, 2024.

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

4. **Approval of Agenda:**

Motion/Second: Outcalt/Mabee to approve the agenda.

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

5. **Communications:**

A. Correspondence

Chair Brena indicated that there is correspondence from Commissioners Mabee and Kern in the packet.

B. Permitting Official Report

Permitting Official Fairbanks indicated that she included a memo in the packet.

C. Hear Citizens Present

Sherry Corrington expressed her concerns regarding adding a special rule to allow a consent agenda.

Wendy Anderson expressed her thoughts regarding some of the proposed housing recommendations.

Lynne Davison indicated that she believes there has not been adequate discussion regarding solutions to the housing shortage and that additional thought and input is necessary. She also does not support the use of a consent agenda.

Charity Pomeroy expressed her disappointment in the way the housing work session was conducted, and she requests that another work session be scheduled before advancing the proposed housing recommendations to the Assembly.

6. **Unfinished Business:**

7. **New Business:**

- A. Consideration of Amendment to Robert's Rules of Order Allowing for Use of a Consent Agenda

Motion/Second: Brena/Hisman to amend Robert's Rules of Order to include a special rule to allow the use of consent agenda.

Commissioner Hisman indicated that any commissioner can remove any item from a proposed consent agenda. It can be a useful tool in some instances but not for items of consequence.

The Motion failed by roll call vote, 2 yes, 2 no, 1 absent; with Commissioners Outcalt and Mabee dissenting.

- B. Consideration of Housing Recommendations

Chair Brena indicated that he will go through the recommendations from the work session in the order in which they appear in the packet.

Motion/Second: Brena/Outcalt to recommend the Assembly draft a separate section of Title 19 for Accessory Dwelling Units as outlined in the document titled "Auxiliary Dwelling Unit (ADU)-Recommendations."

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

Motion/Second: Brena/Outcalt to recommend to the Assembly not to spot rezone according to the language from the January 12, 2024, suggestions from Brena.

Commissioner Mabee indicated that she is confident that the Assembly does not regularly practice spot zoning.

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

Motion/Second: Brena/Outcalt to recommend to the Assembly to change side yard setback from 10 feet to 5 feet in the Industrial Light zone.

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

Motion/Second: Outcalt/Brena to recommend the Assembly change zoning ordinances east of Broadway to allow more intense use and possible lot line adjustments.

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

Motion/Second: Outcalt/Mabee to recommend the Assembly develop the lots known as Garden City RV Park one half block at a time.

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

Motion/Second: Mabee/Outcalt to recommend the establishment of a one-to-two-year Mayoral Housing Task Force with staff support through the manager's office to accomplish housing objectives and encourage the Assembly and mayor approach each board to seek participation.

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

Motion/Second: Mabee/Outcalt to schedule a Planning & Zoning work session.

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

Motion/Second: Mabee/Outcalt to have Planning & Zoning request support from the 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.

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

Motion/Second: Brena/Outcalt to forward Commissioner Kern's suggestions to the Assembly for consideration.

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

Motion/Second: Hisman/Outcalt to recommend the Assembly consider what to do with Garden City RV Park in terms of the ideas outlined in the Comprehensive Plan.

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

Motion/Second: Hisman/Outcalt to recommend the Assembly investigate a potential RV park across the river on the municipal property purchased from Hamilton.

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

Motion/Second: Hisman/Outcalt to recommend the Assembly consider a seasonal campground on what is commonly known as the old paintball area.

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

8. Resolutions:

9. Public Hearings:

10. Commission Discussion:


11. Adjournment:

With no more business on the Agenda, Chair Brena adjourned the meeting at 6:52 p.m.



David Brena, Chair

ATTEST:



Kathy Carr, Deputy Borough Clerk
(SEAL)

Approved March 14, 2024

