



MUNICIPALITY OF SKAGWAY, ALASKA  
PLANNING & ZONING COMMISSION MINUTES

January 11, 2024  
Page 1 of 2

1. **Call to Order:**

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

2. **Roll Call:**

**Present:** Commissioners: Jacy Kern, David Brena, Gary Hisman, Rocky Outcalt

Assembly Liaison: Orion Hanson

**Absent:** Commissioners: Laura Mabee

[Clerk's Note: Commissioner Mabee arrived at 5:33 p.m. and participated in the remainder of the meeting.]

3. **Approval of Minutes:**

A. December 14, 2023

**Motion/Second:** Outcalt/Kern to approve the minutes for December 14, 2023.

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

4. **Approval of Agenda:**

**Motion/Second:** Hisman/Outcalt to approve the agenda.

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

5. **Communications:**

A. Correspondence

B. Permitting Official Report

C. Hear Citizens Present

**Jonathan Hillis** indicated that he is looking forward to the work session regarding housing.

**Charity Pomeroy** indicated that she is concerned about the housing situation in Skagway.

**Sherry Corrington** expressed her concerns regarding the growth of the cruise industry and the need to discuss limits to preserve the health of the community.

6. **Unfinished Business:**

7. **New Business:**

A. Adoption of Planning & Zoning Resolution No. 24-01R: Approving Conditional Use Permit Application No. 23-69: Paul Munson/Early Bird Café, Request to Use the Fellowship Hall to Serve as a Pop-Up Breakfast Café, Block 9 Lot 2, in the Residential-General Zone

**Motion/Second: Mabee/Kern** to adopt Resolution No. 24-01R.

**The Motion passed by roll call vote, 5 yes, 0 no, 0 absent.**

- B. Adoption of Planning & Zoning Resolution No. 24-02R: BoomTown Buds, LLC., Request to Operate a Retail Marijuana Store, Block 25 Lot 11 in the Business-Skagway Historical Zone

**Motion/Second: Kern/Outcalt** to approve zoning Resolution No. 24-02R.

**The Motion passed by roll call vote, 5 yes, 0 no, 0 absent.**

- C. Adoption of Planning & Zoning Resolution No. 24-03R: Jonathan Hillis, Request to Convert Garage to a Studio Apartment, Block 105 Lot 7 in the Residential-General Zone

**Motion/Second: Mabee/Kern** to adopt Resolution No. 24-03R.

**The Motion passed by roll call vote, 4 yes, 1 no, 0 absent; with Commissioner Outcalt dissenting.**

8. Resolutions:

9. Public Hearings:

10. Commission Discussion:

The Commission discussed the upcoming work session to discuss housing.

11. Adjournment:

**Motion/Second: Mabee/Kern** to adjourn at 6:08 p.m.

**The Motion passed by roll call vote, 5 yes, 0 no, 0 absent.**

---

David Brena, Chair

ATTEST:

---

Kathy Carr, Deputy Borough Clerk  
(SEAL)