



Municipality of Skagway

MEMO

TO:	Planning and Zoning Commission
FROM:	Permitting Official
DATE:	02/08/2024
SUBJECT:	Memo regarding P&Z Commission Housing Recommendations to the Assembly

1. I encourage the commission to spend more time preparing recommendations for code amendments to the Assembly and to look into the 2030 Comprehensive Plan and more specifically into the Transition Area Zoning Overlay District. In the plan, there are lots identified to be part of this district and can be developed with its own requirements for multifamily dwelling unit development, cottage style housing development, clustered housing, etc., where the negative impact on the already developed neighboring properties can be at a minimum. Most of the lots discussed during the work session are part of this future Transition Area Zoning Overlay District. Many community members have worked to prepare the 2030 Comprehensive Plan and the commission should use it as a working document.
2. Setback changes – I encourage the commission to look more into the idea of lowering the side yard setback requirements for multifamily dwelling units in the Residential-General Zone from 10 feet to 5 feet and what would that mean for the public safety. I also encourage the commission to consider that there is already an exemption of building eaves from the setback requirement (SMC 19.04.020(C)(2)(c).
Setbacks are not just a number; they are important to ensure buildings don't fall on each other in case of a natural disaster; to ensure the fire personnel has access and enough space to fight a fire; to ensure the fire doesn't spread to neighboring buildings; for better ventilation between buildings; for better access to natural light; better sound insulation and better landscape.
3. Ord. 22-02 removed the maximum square footage requirement for Accessory Dwelling Units. Imposing a maximum 1,000 sq ft requirement for ADUs will be a step back from what has already been achieved.