

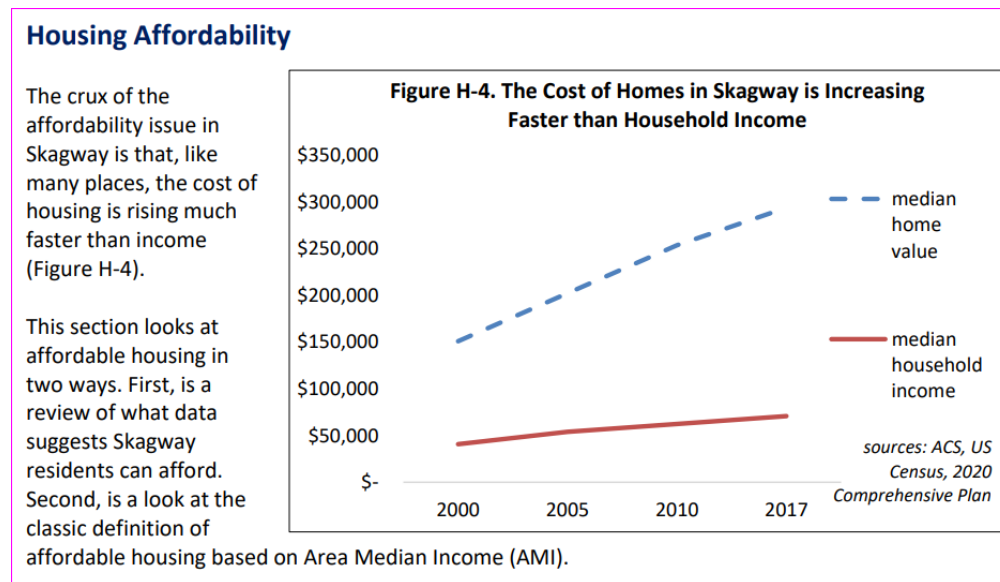
Commissioner Mabee
Planning & Zoning
Housing Work Session 1/16/2024

Chair Brena has requested that each commissioner bring three ideas for improving or addressing the housing issues in Skagway. [Correspondence MOS 12/20/2023](#)

1. **Actively work in tandem with the [Comprehensive Plan](#) to address housing needs.** With the complexity of the housing issue, there is no one easy fix & Skagway would benefit from an actively planning commission & continual pursuit to reach the benchmarks outlined between 2020 & 2030 in the [Comprehensive Plan](#) & [Skagway Action Plan](#)

Although there has been work to address code changes & proposals here tonight, I believe that problem solving & actions will need to be continually worked on for the duration of our terms & those that succeed us today.

Focus on rentals, senior housing, single income homes, family units, everyone included in the 50%<70% of households that currently fall below the Annual Area Median Income (AMI). [9.1 Current Status and Concerns to Address – Comprehensive Plan](#)



2. Incentivize Longer Term/Year-Round Leases:

- a) Amend 4.08.030 A & B to include transient housing 6 months>90 days & redefine short-term to accommodation rentals of less than ninety (90) consecutive days.
 - o &/Or encourage pursuit of increased short-term rental tax/creation of transient tax to produce more revenue & ability for options, including grants to bolster development & support individuals trying to build primary residences & accessory dwellings
 - o Cap the number of single-family units that can be converted to transient & short-term housing.

3. **Block 104, Lot 6** used as a Community Garden prior to 2008- 2023 with a Conditional Use Permit going in to effect June 2020. <https://www.skagway.org/bc-pzc/page/planning-and-zoning-commission-22>

With [Resolution No. 22-18R](#) designating the portion of land on USS 994 Lot 1 for use as a community garden, it is advantageous to move all community garden resources to the new location.

- o Request: Planning & zoning support to move the assets from Block 104, Lot 6 to USS 994 Lot 1 & open the land up for development & consideration between the MOS & School with encouragement for development of multifamily residential units. [19.06.030 RG – Residential-General Zone](#)

4. **Support Civic Affairs with Garden City RV Property** - by designating a liaison from P&Z to attend & vice versa; to ensure we are not duplicating efforts & provide communication connecting the actions of both boards.

Packet from 1/11/2024 Civic Affairs Regarding Garden City RV:

- o [Resolution 23-30R Expressing Intent to Dispose of Garden City RV Property \(As amended by Assembly October 19, 2023\) \(75 KB\)](#)
- o [Resolution 23-30R Expressing Intent to Dispose of Garden City RV Property - PROPOSED AMENDMENT \(746 KB\)](#)
- o [Attachment A: Res 23-30R Expressing Intent to Dispose of GCRV Property - PROPOSED AMENDMENT - Diagram \(85 KB\)](#)

5. **19.06.060 – Ensure Reasonable size/height/setback requirements that ensure resulting unit can meet the needs of long-term rentals and aging individuals.**
 - Review & submit recommendation to Public Safety & Public Works for review. Consider adjustments to code regarding Accessory Housing/Accessory Dwelling Units that would encourage & incentivize more development within the community. [AkDUs-and Donts-brochure-web.pdf](#)