



MUNICIPALITY OF SKAGWAY, ALASKA  
PLANNING & ZONING COMMISSION MINUTES

March 14, 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: Jacy Kern, Gary Hisman, Laura Mabee, David Brena, Rocky Outcalt  
Assembly Ex Officio: Orion Hanson

**Absent:**

3. **Approval of Minutes:**

A. February 8, 2024

**Motion/Second:** Outcalt/Kern to approve the minutes for February 8, 2024.

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

4. **Approval of Agenda:**

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

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

5. **Communications:**

A. Correspondence

Chair Brena indicated that there is no correspondence.

B. Permitting Official Report

C. Hear Citizens Present

6. **Unfinished Business:**

7. **New Business:**

8. **Resolutions:**

9. **Public Hearings:**

A. Conditional Use Permit Application #2024005, Petro 49, Request to Put in a Three Person Camp as Temporary Living for Contractors, 241 Klondike Hwy Parcel A-2 2003-1, in the Industrial Zone

1. Public Hearing

**Chair Brena** opened the Public Hearing and invited the applicant to introduce their application.

**Applicant Representative, Russell Cooper, General Manager for Petro 49** indicated that they would like to have a three-person camp to house contractors that are coming to work on the facility. They are working with Hunz & Hunz to install well and septic, and it would be for later in 2024.

The Public Hearing was closed.

## 2. Consideration

**Main Motion/Second: Outcalt/Mabee** to approve conditional use permit application No. 2024005 by proposed resolution.

**Chair Brena** indicated that the commission will now consider the four standards one by one. Standard A is that the request will protect the public health, safety, and welfare and he believes for the industrial zone it will.

**Secondary Motion/Second: Kern/Mabee** to amend the main motion to include the finding of fact that the requested conditional use will protect the public health, safety, and welfare.

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

**Chair Brena** indicated that standard B is that the requested conditional use will not permanently or substantially injure the lawful use of neighboring properties or uses.

**Secondary Motion/Second: Kern/Hisman** to amend the main motion to include the finding of fact that the requested conditional use will not permanently or substantially injure the lawful use of neighboring properties or uses.

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

**Chair Brena** indicated that standard C is that the requested conditional use will generally be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans.

**Secondary Motion/Second: Kern/Outcalt** to amend the main motion to include the finding of fact that the requested conditional use will generally be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans.

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

**Chair Brena** indicated that standard D is that the requested conditional use will not substantially decrease the value or be out of harmony with property in the neighboring area.

**Secondary Motion/Second: Hisman/Mabee** to amend the main motion to include the finding of fact that the requested conditional use will not substantially decrease the value or be out of harmony with property in the neighboring area.

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

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

**10. Commission Discussion:**

**Assemblymember Hanson** indicated that SMC 15.14.050(c) states that relocatable structures like the one just approved for a conditional use permit will receive a permit not to see the lesser of the lifetime of the structure as indicated in the conditional use permit or 15 years.

**11. Adjournment:**

**Motion/Second: Outcalt/Hisman** to adjourn at 5:50 p.m.

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

ATTEST:

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David Brena, Chair

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Kathy Carr, Deputy Borough Clerk  
(SEAL)