



MUNICIPALITY OF SKAGWAY, ALASKA
PLANNING & ZONING COMMISSION MINUTES

December 8, 2022

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1. **Call to Order:**

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

2. **Roll Call:**

Present: Commissioners: Jaimie Lawson, Matt Deach, Gary Hisman, Rocky Outcalt

Absent: Commissioner: Laura Mabee, **Assembly Liaison:** Reba Hylton

3. **Citizens Present:**

4. **New Business:**

- A. **Application for Replat;** Michael Klensch and C.E. Furbish, Lots 1 and 2, Russo Subdivision, Plat #2005-3

Commissioner Deach indicated that it would be necessary to verify per code for residential conservation that the minimum building setback requirements between an existing structure and the moved property line are met.

The applicant indicated that they could mark the well and septic on the provided map to show that they are within the setback requirements.

Commissioner Deach indicated that he recommends the applicants provide any permits for the well and septic that are available, to include in the documentation of the replat.

Motion/Second: Deach/Outcalt to approve the application for replat #2005-3.

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

5. **Discussion:**

Stacy Fairbanks, Permitting Official, indicated that she has been approached by two companies regarding potentially building employee housing in the business general district. Per code, the maximum lot coverage for congregate housing is 60%, and the maximum lot coverage is 90% for dwelling units. She asks what the intention is behind this difference and what incentive it provides for companies to build congregate housing versus dwelling units.

Commissioner Deach indicated that historically congregate housing was added to code as a method for using exiting structures, and it is typically not used for new construction. The intention was to prevent someone from buying an existing home and then expanding it to cover 90% of the lot for congregate housing.

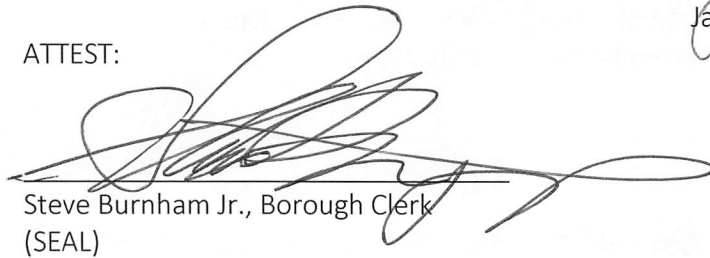
6. **Adjournment:**

Motion/Second: Hisman/Outcalt to adjourn at 5:56 p.m.

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


Jaimie Lawson, Chair

ATTEST:


Steve Burnham Jr., Borough Clerk
(SEAL)

