



MUNICIPALITY OF SKAGWAY, ALASKA
PLANNING & ZONING COMMISSION MINUTES

February 9, 2023
Page 1 of 5

1. **Call to Order:**

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

2. **Roll Call:**

Present: Commissioners: Jaimie Lawson, Gary Hisman, Rocky Outcalt, Laura Mabee, **Assembly**

Liaison: Orion Hanson

Absent: Commissioners: Jacy Kern

3. **Approval of Minutes:**

Motion/Second: Outcalt/Hisman to approve the January 12, 2023 minutes.

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

4. **Approval of Agenda:**

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

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

5. **Communications:**

A. Correspondence

Correspondence was received from:

- C. Weidner re: Bus Traffic on Spring Street
 - Weidner indicated that he originally sent this letter to the Assembly on September 5, 2019 and again on April 28, 2022 to the Public Safety Committee.
 - He attended an Assembly meeting in 2018 with a proposal to divert bus traffic going to the Fraser Railroad siding to 11th Avenue.
 - Spring street is the narrowest street in Skagway and with bus traffic it is a dangerous place for pedestrians.
 - This is a liability to the Municipality and no action has been taken in five years.
 - He credits the Assembly for spending \$640,000 to pave and install sidewalks, but the bus traffic continues to use Spring Street.
 - The buses should use 11th avenue to access the bus parking at the train siding, and then exit on 12th avenue.
 - The streets belong to the citizens of Skagway, and not the bus companies. It is the Municipality's obligation to tell the bus companies how and where they can operate.

- There is a nearby daycare that utilizes Spring Street to walk the children to the park, and many tour companies also walk along Spring to get to the museum or the train. It is only a matter of time before there is an accident.

B. Permitting Official Report

Permitting Official Stacy Fairbanks read from her report that is included in the meeting packet. She also indicated that she found the previous Permitting Official's memo regarding removal of junk cars and debris and listened to some of the past meetings that discussed the issue. She will be ready to address this at the next meeting.

C. Hear Citizens Present

6. **Unfinished Business:**

7. **New Business:**

- A. Public Hearing and Consideration of Conditional Use Permit Application No. 23-06: David Hunz, Hunz & Hunz Enterprises, Lot D Heney Homestead, Request to Expand Existing Trailer Park

Public Hearing

Charles Doland indicated that:

- This is a conditional use to put residences on industrial land. Residents tend to start complaining about the sounds, sites, and smells of industrial land. The Municipal compost shed is now there and other industry will possibly be expanding there and he does not want to see those things compromised due to complaints from housing in the area.
- He is in favor of Hunz expanding housing, and is in support of this permit; however, he just does not want the Municipality to forget that this is zoned for industrial.

Public Hearing was closed.

Chair Lawson invited the applicant to speak about their permit.

Dave Hunz indicated that his application is applying for the expansion of Heney Park. He was granted a Conditional Use Permit in January 2020 but was unable to move forward with the project due to COVID, so he is reapplying. He acknowledged Charles Doland's comments regarding residential habitation in an industrial zoned area and indicated that he makes sure his tenants are aware of what type of area they will be living in. They are also removable structures and can be moved in the future, if needed. He will be developing water and sewer because the Municipality does not yet have a way to fund bringing water and sewer across the bridge.

The commission discussed the four conditions for approval of a Conditional Use Application:

The commission did feel the requested conditional use will protect the health, safety, and welfare.

The commission did feel the requested conditional use will not permanently or substantially injure the lawful use of neighboring properties.

The commission did feel the requested conditional use will be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans.

The commission did feel the requested conditional use will not substantially decrease the value of or be out of harmony with property in the neighboring area.

Permitting Official Fairbanks indicated that the commission could require the condition that Mr. Hunz have the septic and water approved by the DEC in order to apply for a building permit.

Motion/Second: Outcalt/Mabee to approve conditional use permit application No. 23-06 with the condition that proper Department of Environmental Conservation paperwork is submitted with the building permit application.

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

- B. Public Hearing and Consideration of Conditional Use Permit Application No. 23-07: ATS #4 6G, Continued Use of Heliport

Public Hearing

Charles Doland indicated that he supports Temsco's continued use of a heliport in the current location. He used to live across the street from their old location in town and it was very disruptive to his family and home. There is also infrastructure in place at the current location. Temsco is a necessary part of the tourist experience in Skagway.

Public Hearing was closed.

Chair Lawson invited the applicant representative to speak about the permit application.

Kelly Healy indicated that he is representing Temsco Helicopters for the continued use of the heliport at the current location. Their sublease with White Pass is ending and they are in negotiations with the Municipality on a lease and will need a new conditional use permit. The current location has been successful with keeping the helicopters as far from town as possible to increase safety and decrease noise and disruptions. They have never had any conflicts with the nearby arctic tern colony, who are mostly disturbed by pedestrians and vehicles invading their nesting grounds. Their flight routes filed with the previous application have not changed.

The commission discussed the four conditions for approval of a Conditional Use Application:

The commission did feel the requested conditional use will protect the health, safety, and welfare.

The commission did feel the requested conditional use will not permanently or substantially injure the lawful use of neighboring properties.

The commission did feel the requested conditional use will be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans.

The commission did feel the requested conditional use will not substantially decrease the value of or be out of harmony with property in the neighboring area.

Manager Ryan indicated that since this is on Municipal property he has signed off on the permit as the landowner. He would like the public to know that he has heard the requests to have public access to the tidelands, and while they have not discussed a walking path during lease negotiations, they have discussed the boundary being the mean high tide water line, which would allow the public to get down to the tidelines.

Permitting Official Fairbanks indicated that the commission can issue the conditional use permit with the condition that Temsco obtains a lease with the Municipality.

Motion/Second: Hisman/Outcalt to approve conditional use permit No. 23-07 for Temsco with the conditions that they obtain a lease with the Municipality, that the boundaries match those contained in the lease, and is the same length as the lease.

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

8. Commission Discussion:

Permitting Official Fairbanks indicated that:

- She has the conditional use permit index file, but cannot make any changes since it is password protected. She will have to start over with a new file and will need some time to complete this.

Commissioner Hisman indicated that:

- The communication received from Craig Weidner should be considered. He recommends the commission discuss the issue and make a recommendation to the Assembly. Buses could be required to enter and exit the Fraser train platform using 11th and 12th Avenues and that would relieve a lot of traffic on Spring Street.

Commissioner Outcalt indicated that:

- Craig Weidner spoke to him regarding the Spring Street traffic. There are less homes and less pedestrians on 11th avenue.

Assemblymember Hanson indicated that:

- Craig Weidner's letter has been addressed at the Assembly and Committee level. He believes it is a public safety issue; however, it is misleading to state that the buses can use 11th and 12th Avenues because the coaches have a large turn radius.

Chair Lawson indicated that:

- She would suggest a work session with Planning and Zoning, Public Safety Committee, representatives for the bus companies, and the Assembly to discuss bus traffic routes. It may also be appropriate to review the commercial grounds transportation code to be prepared for the arrival of the season.

Assemblymember Hanson indicated that:

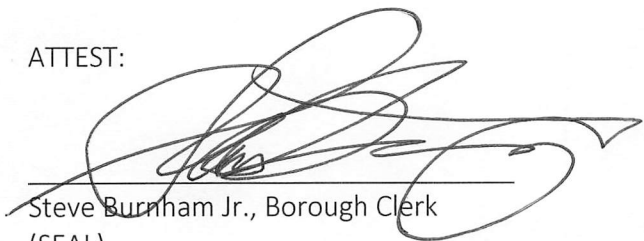
- If the Municipality can find the funding to move forward with bringing water and sewer across the bridge, then the Planning and Zoning Commission will need to come up with a new classification for the industrial area that is more business and residential friendly but will retain some industrial areas as well. There is a minimum lot size that can be sold in the industrial area, and that may need to change by scheduling a work session or adding the topic to an agenda.

9. Adjournment:

Motion/Second: Hisman/Outcalt to adjourn at 7:00 p.m.

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

ATTEST:



Steve Burnham Jr., Borough Clerk
(SEAL)



Jaimie Lawson, Chair

