

Industrial and Commercial Land Needs Survey, Dawson City

February, 2022
43 Responses

Prepared by Klondike Development Organization



Introduction

As Dawson City's population growth results in a variety of municipal pressures, questions have arisen about whether our available land supply can meet the needs of increased commercial and industrial activity.

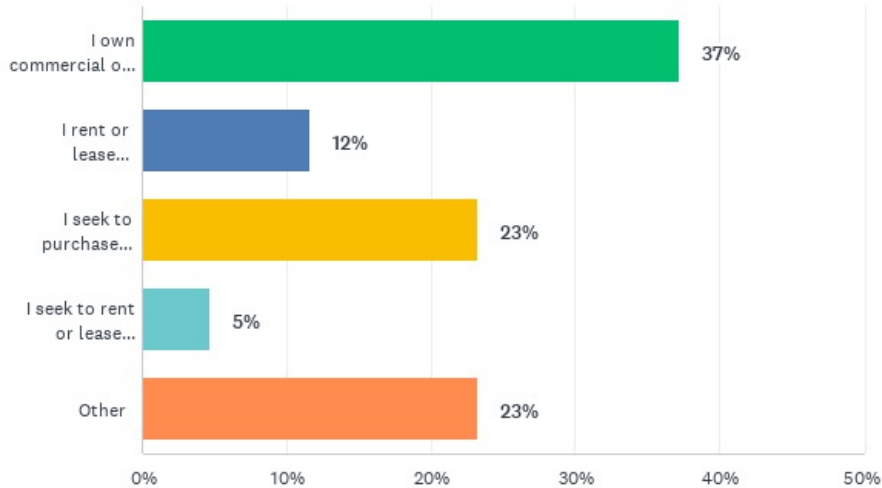
The purpose of this survey was to get a sense of community interest in commercial and industrial land development and begin to define what the land needs are in terms of lot type, size, zoning, and timeline. We also sought opinions around integrating commercial or industrial and residential uses.

To complement community input sourced through this online survey, we also compiled statistical and other contextual information such as indicators of economic growth that may influence potential commercial and industrial zoned lot need. Please see the companion report *Commercial and Industrial Lot Need Indicators*.

The scope of work undertaken here was limited to time and resources available and is not presented as an exhaustive study of commercial and industrial lot needs for the entire Dawson and Klondike region.

Q1: Which of the following best describe your perspective in completing this survey?

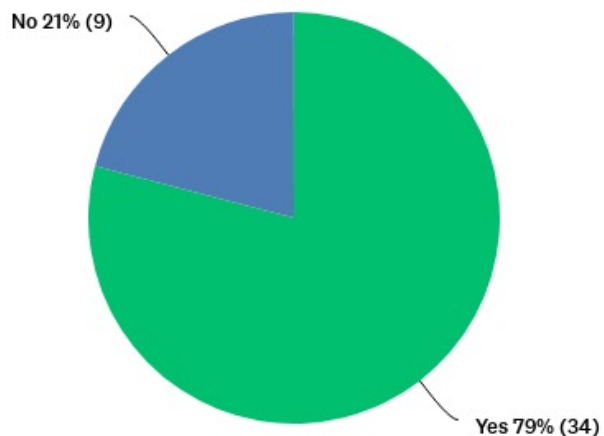
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
I own commercial or industrial property in the Dawson area	37%	16
I rent or lease commercial or industrial property in the Dawson area	12%	5
I seek to purchase commercial or industrial property	23%	10
I seek to rent or lease commercial or industrial property	5%	2
Other	23%	10
TOTAL		43

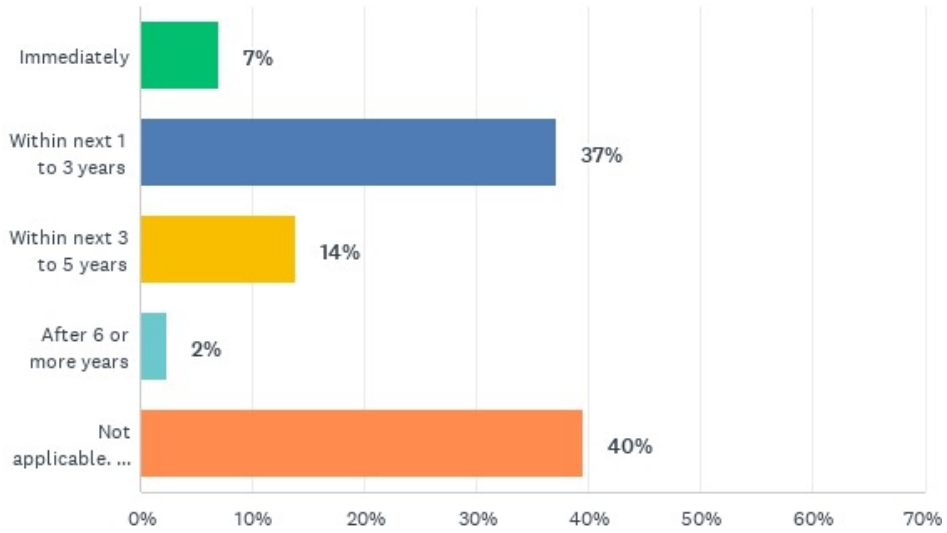
Q2: Do you yourself operate a business?

Answered: 43 Skipped: 0



Q3: If your plans involve purchasing commercial or industrial property (or additional commercial/industrial property), how soon would you need it?

Answered: 43 Skipped: 0

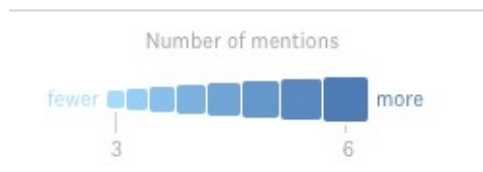


ANSWER CHOICES	RESPONSES	
Immediately	7%	3
Within next 1 to 3 years	37%	16
Within next 3 to 5 years	14%	6
After 6 or more years	2%	1
Not applicable. I have no need for commercial or industrial property.	40%	17
TOTAL		43

Q4: What types of activity would it be used for?

Answered: 35 Skipped: 8

mining_{yard} equipment_{industrial} Commercial
 storage shop_{support} residential



#	Use Responses
1	Construction
2	commerical storage of personal mining equipment
3	Campground accommodations
4	Tourism
5	Shop and storage yard . - Not vehicles
6	Various
7	Building a shop. Storing heavy equipment.
8	Commercial kitchen for processing food for sale
9	shop, home and parking for my equipment
10	In support of an aviation chartering company as a laydown/set up yard for loads
11	Storage of equipment and timber
12	Office space, equipment repair and storage, seasonal residence for staff.
13	Light Industrial
14	Store and repair mining equipment, on site residence
15	firewood processing
16	maintenance work to support mining operations outside of Dawson
17	commercial with residential/worker housing
18	Commercial/industrial mix
19	Industrial/Commercial/Residential
20	placer industry related. shop, yard, mechanical,storage, equipment parking
21	light industrial and commercial
22	Tourism accommodation and/or food sales
23	Car wash and vehicle accessories sales
24	Office and workshop
25	Mining related support.
26	commercial agriculture The tailings are a prefect place to grow anything
27	Shop
28	Mining
29	Heavy equipment rental
30	multi-unit residential (rental)
31-	
35	5 people indicated not applicable or having no use for commercial or industrial property

Q5: Are there other land needs present in the business/commercial/industrial community besides your own that you are aware of? If so, please describe your observations:

Answered: 30 Skipped: 13

	Use Responses
1	Yes. Shortage of housing and short building seasons are an issue for many people. Making commercial/industrial space available to accommodate housing projects where housing components (walls, floors, roofs, cabinets, etc.) can be prefabricated and erected quickly during the building season would be helpful for many
2	car wash , laundry mat, storage units
3	Residencial
4	Commercial office space
5	With no lots there is little room to speculate for anyone
6	There are no lots for sale at reasonable price. That signifies that demand is high and supply is too low.
7	Office space including coworking space such as Yukonstruct. Empty commerical buildings or lots in the historic townsite that aren't owned by Mike Palma. I actually would love to own and refurbish the old motel on 5th but he'd probably want a ridiculous price for it. His land banking is not just negatively affecting residential development, commerical development is suffering too.
8	There is a high demand for both industrial and residential lots. This is well known, there is a housing shortage in Dawson. I think the demand is about even for residential and industrial
9	Yes. All types of lots are needed
10	Aviation lots (have been proposed for over 5 years and still no action). I'll soon be too old to be interested!
11	There is a lot of focus on residential but little on light industrial
12	We are not the only ones seeking access. Many placer mine operators need town based staging areas to support their creek operations
13	industrial land uses- equipment storage, maintenance, operations base plus office and some businesses need a place to live on site- either for themselves or incoming staff
14	yes
15	2 acres
16	We currently lease some of our space out, but will need to reclaim it due to our business growth, leaving other small businesses looking for new spaces
17	housing, storage, seasonal rental
18	Where are the C2 lots? The lots where people can have a business/light industrial operation AND a house?
19	Pre-COVID there certainly was, post COVID who knows.
20	1 acre small home with septic system building lots
21	Yes, there is a shortage of industrial lots
22	Open lots to operate on
23	Residential /business
24	some industrial lots. more camps setting up shops for storage and winter use
25-30	6 people indicated not applicable or having no knowledge of other use needs

Q6: What size of lot would best suit your plans or what lot size do you believe is most needed in the Dawson area for the use(s) you have listed above?

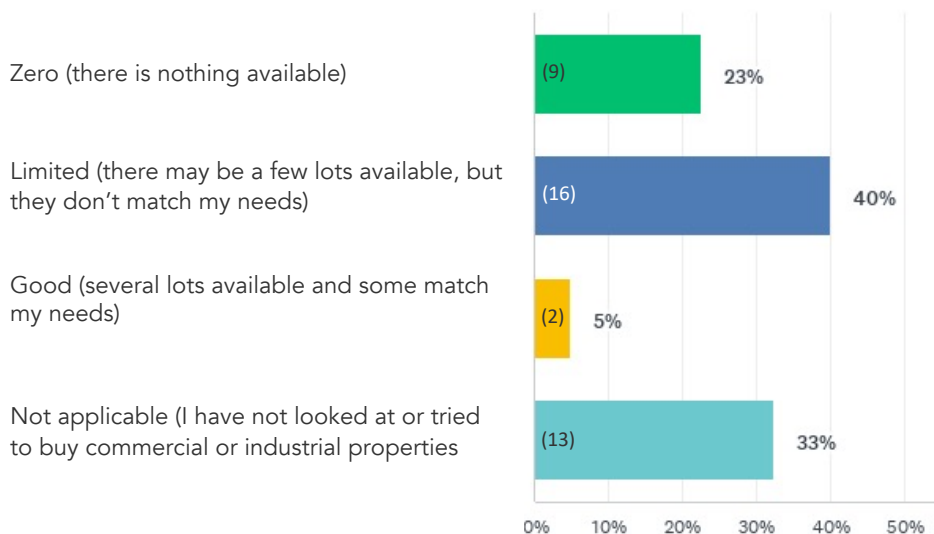
Answered: 34 Skipped: 9

Size	# Responses for this size
50' x 100'	4
100' x 100'	4
Between 1/2 and 1 acre	3
Between 1 and 2 acres	6
Between 2 and 3 acres	10
Between 3 and 5 acres	2
Over 5 acres	2
Unsure	1

2 people commented that any new subdivision should have a variety of sizes of lots available

Q7: Have you looked for or tried to buy commercial or industrial property in the last 5 years, and if so, how would you describe availability of lots in the market?

Answered: 40 Skipped: 3



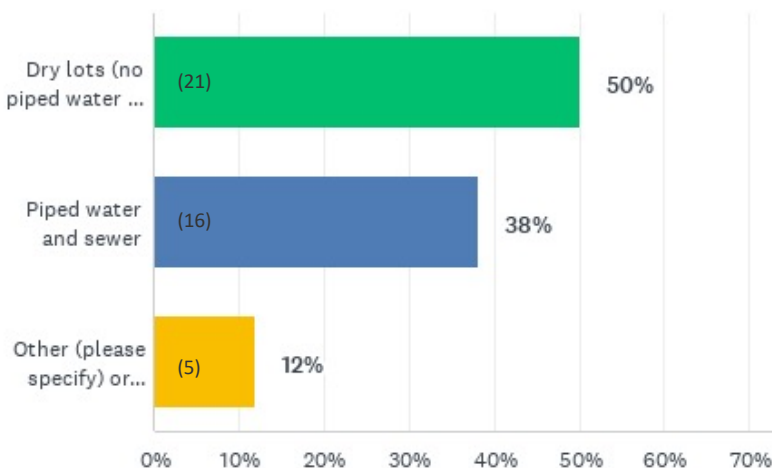
Q8: If the Municipal or Territorial Government were to develop additional properties where commercial or industrial activities could take place as either a primary or secondary use, what type would best suit your needs?

Answered: 42 Skipped: 1

ANSWER CHOICES	RESPONSES	
Commercial Mixed Use: this zone permits a wide range of commercial uses that provide service to local industry and/or highway tourism and service needs. Residential dwellings are allowed, and do not have to be secondary activities. In this zone, typical single-detached family homes can occur next door to large-scale commercial businesses, and vice versa.	38%	16
Industrial: this zone permits industrial services, light manufacturing, warehousing, and storage. Residential is only allowed as a secondary activity.	29%	12
Multi-Unit Residential: this zone permits multi-unit residential development such as apartments and townhouses. Home-based businesses are also permitted.	10%	4
Country Residential: low density single-detached housing in a rural setting, where home-based businesses and industry are also permitted.	14%	6
Other (please specify) or Comment:	10%	4
TOTAL		42

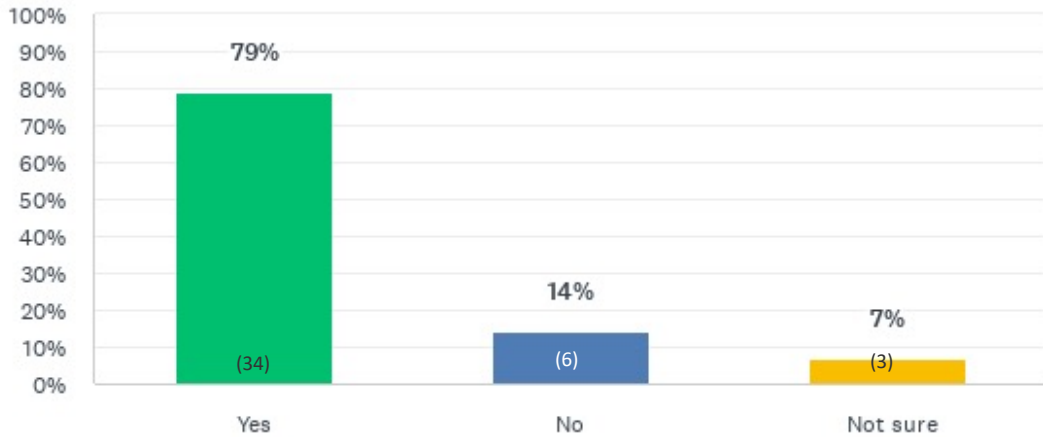
Q9: In addition to electricity and telephone/internet, which of the following service levels do you think are required in a new development of commercial or industrial properties in the Klondike Valley (outside of Dawson's historic core)?

Answered: 42 Skipped: 1



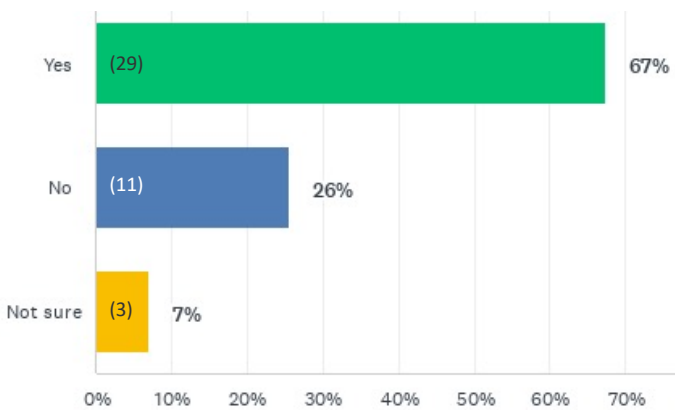
Q10: Do you support the integration of commercial/industrial and residential uses on the same property?

Answered: 43 Skipped: 0



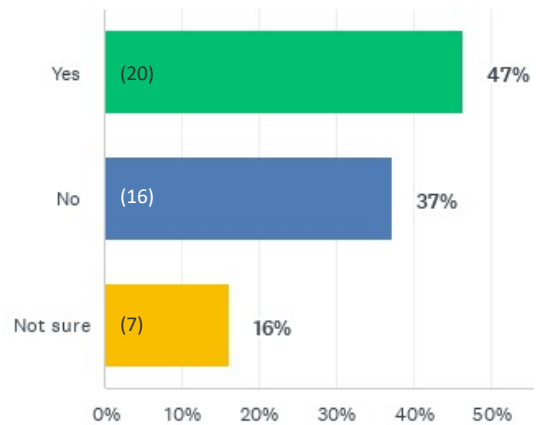
Q11: Do you support the integration of commercial and residential uses in the same subdivision?

Answered: 43 Skipped: 0



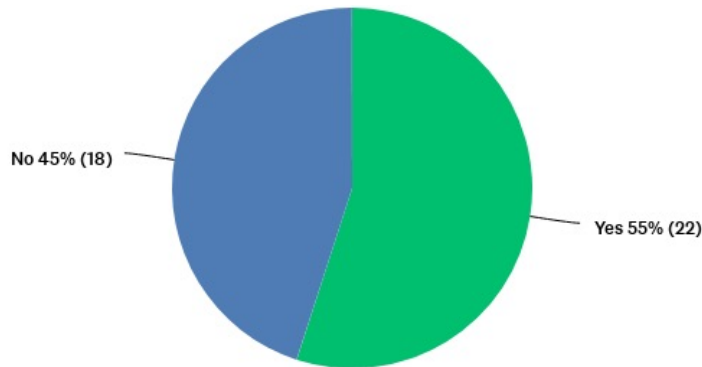
Q12: Do you support the integration of industrial and residential uses in the same subdivision?

Answered: 43 Skipped: 0



Q13: Do you think it would 'work' to add some residential zoned lots within an area that is predominantly made up of industrial zoned lots (for example, Callison)?

Answered: 40 Skipped: 3



#	Comments:
1	Also provides safety
2	I think this might require spot zoning which may present future difficulties.
3	there are already many , many residential users /units /multi-residential properties already developed at Callison
4	Why would people want to live next to lots of mineral extraction related industry? There are more desirable places the city should and could look at first!
5	Once a non industrial person moves into an industrial area, they will start to complain about surrounding industries (noise, smells, traffic). You already have prime examples in Dawson. Soon there would be a push to get rid of industry. Just like the idiots that make residential areas at the end of existing airstrips. An industrial person can live with these things because the proximity of the living /work space is to their advantage. Security of the lot is also a big advantage of living on it.
6	too many conflicts of use
7	Adding residential lots into a industrial area seems like a recipe for conflict. I think that if you are adding properties into callison these should all be industrial or commercial zoned that way the expectation is for there to be potentially noisy activities happening. But that being said, I don't think the City needs to be so strict in industrial zone with residential- why does it have to be only a secondary use and how do you actually evaluate that? If the zoning in an area is consistent and geared to industrial and commercial use, that sets the tone for the area- but the extent of how primary or secondary a residence is not that important. Flexibility to the business to use the land as they need, whether industrial or whatever should be a priority.
8	it comes back to the problem of what people expect. If you are moving to an industrial area it will be industrial and their will be noise, dust and perhaps heavy equipment being moved in and out.
9	Noise, dust, Callison works at night too. Would be idiotic to consider it.
10	These are not activities that mix well UNLESS you're home is part of an industrial operation. Too much mixing will only lead to conflicts later on.
11	It's already mixed with residential houses on the industrial lots so not sure what the change would be
12	As long as "residents" understand they live in an industrial area and do not interfere with the potential noise generated by nearby businesses. The same reasoning as to why downtown commercial lots should remain commercial and not be converted to residential.
13	Industrial needs to be redefined heavy industrial vs light industrial. Residential use can be part of light industrial.
14	In the past unless the residents are related to the commercial business there is too great a risk of conflict
15	The industrial lots in Callison are hidious with waste cars, heavy equipment and other rusting junk. We need to have some action taken to make sure that the ulgy mess in Callison is resolved before we put residential lots in beside them because of the toxicity.
16	Some people move in that area then complain about noise and walk around the area on the road, it's dangerous

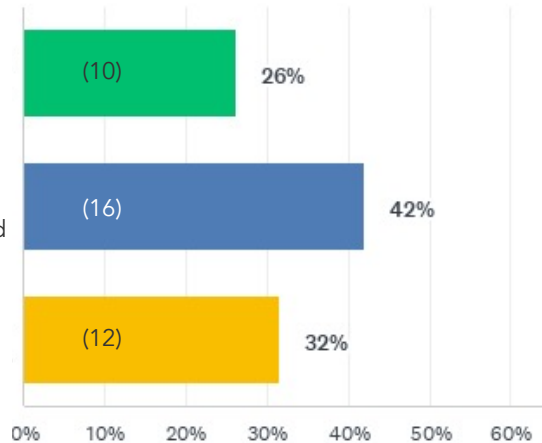
Q14: If governments were to develop a new subdivision that would encourage a mixture of residential and commercial or even light industrial uses on the same property, which of the following examples do you think provide the best model for a new development in the Dawson area?

Answered: 38 Skipped: 5

Dredge Pond Subdivision- an area that is residential with home-based commercial activities also taking place

The former Guggieville campground area on the Klondike Highway at Bonanza Creek Road- an area that is mostly commercial, but where single-detached houses also occur

Callison Industrial Subdivision- an area that is predominantly industrial with some residences occurring as secondary uses.



#	Comment:
1	Why are these the only 3 options? None of them work particularly well.
2	not sure
3	I think that we should try to keep Calison mostly industrial and if we could put more of the residential along the highway or in Guggieville that would be good....leave the dredge pond subdivision alone. Lets try to minimize conflict between industrial and residential unless the resident of the industrial is there because they have an industrial lot....mixing the two is something to avoid.
4	Mixed use lots with commercial use off the highway and residential behind the commercial/industrial, where the residential lots are closer to the river, or in the quieter areas
5	When it is outside of Dawson proper I don't think it matters as long as it isn't done right along the highway as Guggieville, it does not present a nice entrance to Dawson
6	Most Dawson Industrial users are light industrial. Storage and parking of heavyequipment.
7	Callison area is full and so is guggieville why bring them up show a maps of where is the possible areas

Q15: Is there anything else you'd like to say about commercial and industrial lot development in the Dawson area?

Answered: 25 (4 were no or N/A and not shown below to save space) Skipped: 18

#	Responses
1	development applications need to have more flexibility / individualization for developments. we tried applying and are just told that is not allowed and no there is no way to apply for it etc
2	We are pleased to see Council recognizing the need for commercial/ tourist spaces in Dawson which enhances the tax base and provides impetus for tourist businesses to continue to operate.
3	Say - no; But watching to see if anything comes of this that does not fill the pockets of the established class in DAWSON
4	Affordable lots
5	For people starting businesses it is important to be able to live on the same lot at your business runs on. This significantly reduces the land costs for entrepreneurs to run a business and live.
6	I would perhaps make sure you have consistency. Planning staff and Council have directed YG to develop Dome Road and Dredge Pond 2 to have limited commercial activity so as to not draw out activity from the historic townsite. If that is the case, why are you now exploring the opposite for Callison and other industrial areas? Light commercial would make sense in a residential subdivision, it's disappointing this isn't being pursued. In doing so the city have basically said that anyone living in these new subdivisions will need a vehicle to access any commercial service, including retail.
7	level it and use all the land, Dredge pond wastes to much land. Dawson will never have enough flat places. Move the planned sewer lagoon away from town. Stand up for he city. No one wants it next door
8	flexibility in favor of the commercial/industrial/business land owner & don't put purely residential lots in predominantly industrial area.
9	Lets not go too fast. I hope that in the next ten years the mining claims within the city limits will mostly be mined and suddenly there will be a lot more areas available for subdivision.....that is my hope. lets expedite the mining in some of these areas now with the understanding that when its finished its available to the city.
10	Please connect water to town grid. Or don't bother expanding.
11	We need to look forward, and imagine a growing population. What will this all look like 50-100 years from now? What makes sense.
12	I have NO idea why plans for mixed commercial lots was scrubbed. How many residential lots do we need to plan for? We need lots of all types. The pursuit of nothing but residential lots is the height of madness.
13	Make it as difficult to see from the highway as possible
14	We need C2 lots. The previous Council decision to prioritize CR lots for land previously zoned as C2 was ridiculous. Lots of planning for residential. Where does C2 go? Nowhere it seems. Change that back.
15	All set backs in commercial or industrial should follow the National Building Code only.
16	Dawson needs more affordable lots for both residential and industrial. There are a lot of small and family businesses in Dawson that would benefit from the cost savings in of running their small businesses from home
17	Please think about and resolve issues with water and sewer before you develop anything anywhere in Dawson. We are just creating toxic waste dumps, expensive pump out systems and junk the way things are now. The way things are now are not sustainable at all. Not to mention on the dome and in the north end houses are sliding down the hills inch by inch year by year. think sustainable, eco friendly, reasonable cost of sewage and water installation, operation and maintenance before you go I step further. Also consider lowering taxes out town commercial and residential lots/houses/building as the taxes are the same as in town and out of town folk get nothing for the extremely high taxes they pay. In short, right now folks are facing high costs, the water table is being polluted, the land is toxic with old car and equipment junk leaching into the ground with no regulations at all being enforced, and there is no plan in place for sewer dumping as the existing lagoon is already full, water delivery is expensive and wells are out of the question with all the toxic pollutants in the ground. I am 100% in favor of sustainable, ecofriendly development in the Dawson area. So far we have none of that.
18	get at it
19	Just putting this survey out on site will not get you the answers you need
20	Please provide residential lots first.
21	commercial and industrial lots are not being enforced to their intended uses now. how will it be any different with a new development?