

Municipality of Skagway

Application for a Conditional Use Permit

RECEIVED
APR 29 2024

Application/Permit # 2024024

For Borough Staff to Fill Out:
 Application Complete & Accepted for Review _____ Date _____

Zoning District:

MUNICIPALITY OF SKAGWAY

- Business General
- Business Historic
- Residential General
- Residential Conservation
- Residential Low Density
- Industrial
- Industrial Light
- Waterfront

Application Fee: \$50.00

A conditional use permit gives site-specific flexibility to the zoning ordinance in a uniform and controlled manner. It permits uses that are desirable to the community, but may not be suitable at every location in the zone based on character, intensity, size or impact on surrounding uses. THE PLANNING COMMISSION MAY ATTACH RESTRICTIONS AND CONDITIONS DESIGNED TO FIT THE SPECIAL PROBLEMS WHICH THE USE PRESENTS.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

YOUR CONDITIONAL USE PERMIT APPLICATION MUST INCLUDE THE FOLLOWING MATERIALS TO BE COMPLETE:

- Permit application states the conditional use requested.
- A plot plan indicating date, north arrow, scale, exterior property boundaries and approximate dimensions, location of all existing and proposed buildings on the property and their approximate distance from lot lines, access for ingress and egress, sewer and water lines serving the property and power poles, all easements on the property, construction details, approximate dimension of parking areas and spaces, if applicable.
- Other information as necessary to illustrate the impact of the proposed conditional use.

Applications will not be processed until all application fees have been submitted.

Property Owner: Name David + Pamela Houz
 Phone & Fax 907-983-2588
 Mailing Address P.O. Box 185 Skagway
 Signature [Signature]
 Date 4-25-24

Business Owner: Name _____
 Phone & Fax Same as Above
 Mailing Address _____

Who should we contact regarding this permit?
Dave Houz

Property Description: Lot(s)/Block(s) _____
Lot B Bus Facility
Present Use: Vacant - lot adjacent to Bus Yard

B. The requested conditional use will not permanently or substantially injure the lawful use of neighboring properties or uses:

How, please explain?

Proposed Bankhouse w/ Residential use on adjacent Properties and is in a low density Area. Neighboring Parcels are also Industrial Zoned and Proposed Bankhouse will exert less impact on Neighboring Properties than another Industrial use would.

C. The requested conditional use will generally be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans:

How, please explain?

Proposed Bankhouse Fill Need for Additional Employee housing for Father of Seasonal Construction & Tourism Based Employees

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

How, please explain?

Proposed use is consistent with existing use on adjacent Properties Proposed Bankhouse is Modular and could be Disassembled and Moved IF Future Demand for Industrial use dictates The Necessity so there is no Permant loss of Industrial use Land.

The Coastal Management Program Area encompasses all lands within municipal boundaries excluding State and Federal Lands.

Does this conditional use fall within the Coastal Management Program Area? Yes No

Skagway's inland coastal zone boundary includes all islands and the lands and waters within:

- The timberline of the coastal Sitka spruce/hemlock forest,
- Slopes contiguous with marine waters where mass wasting is evident or likely to occur, and
- Unvegetated areas left by receding glaciers where the coastal forest is likely to invade.

Skagway's seaward coastal zone boundary includes all marine waters and tidelands within the city limits.

Have you completed a Coastal Project Questionnaire? Yes No

- When a project is proposed for development within the City of Skagway's coastal zone, it is subject to the SCMP's enforceable policies, listed in Chapters 4.0 and 5.0 (and consolidated in Appendix A) of the Skagway Coastal Management Plan. If the project is a federal activity, or needs State or federal permit or other approval, the State reviews the project for consistency with the ACMP and the Skagway CMP, and Skagway formally participates in the State-coordinated review. If only local approval is required (such as a conditional use permit), then the Municipality reviews the project for consistency as part of the Planning Commission's regular permit review process.
- Federal lands and waters are excluded from Skagway's coastal zone. However, the federal government is not exempt from coastal management. Activities that require a federal license or permit, or that are sponsored by a federal agency, that would affect coastal uses or resources within Skagway's coastal zone must be consistent with the Skagway CMP to the maximum extent practicable.

Proposals subject to the Coastal Management Program must meet the following criteria before approval:

A. Uses and activities must be compatible with the goals and objectives of the Skagway Coastal Management Program. The subject uses and activities of the Coastal Management Program are as follows:

- | | |
|--|---|
| <input type="checkbox"/> Coastal Development; | <input type="checkbox"/> Natural Hazards |
| <input type="checkbox"/> Coastal Access | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy Facilities | <input type="checkbox"/> Sand and Gravel Extraction |
| <input type="checkbox"/> Fisheries and Fishery Enhancement | <input type="checkbox"/> Subsistence Uses |
| <input type="checkbox"/> Habitats | <input type="checkbox"/> Transportation Routes and Facilities |
| <input type="checkbox"/> Historic, Prehistoric, Archaeological
and Cultural Resources | <input type="checkbox"/> Utility Routes and Facilities |

B. Priority use of the shoreline shall be accorded to uses and activities which are water-dependent or water-related, and to those uses and activities which are neither water-dependent or water-related for which there is no feasible and prudent inland alternative to meet the public need for the use or activity. Uses and activities which do not require shoreline access or are not enhanced by shoreline proximity must be located in a manner consistent with the policies and rules listed in SMC 17.40.

Planned Completion Date: Aug 1 2024

Statement of General Compliance: I/We hereby certify that the improvement indicated herein will be so constructed as to meet all applicable ordinances and codes as adopted by the Municipality of Skagway.

Property Owner/Contractor/Agent Signature: [Signature]
Date: April - 25 - 2024

Official Use Only

	Planning Commission	Public Hearing	Second Hearing	Permit Recorded
	Approval		(if Requested)	Date: _____
Granted	<input type="checkbox"/>	_____	_____	Book: _____
Denied	<input type="checkbox"/>			Page: _____

Conditions, Instructions, Notes:

Coastal Zone Management Consistency Review: _____

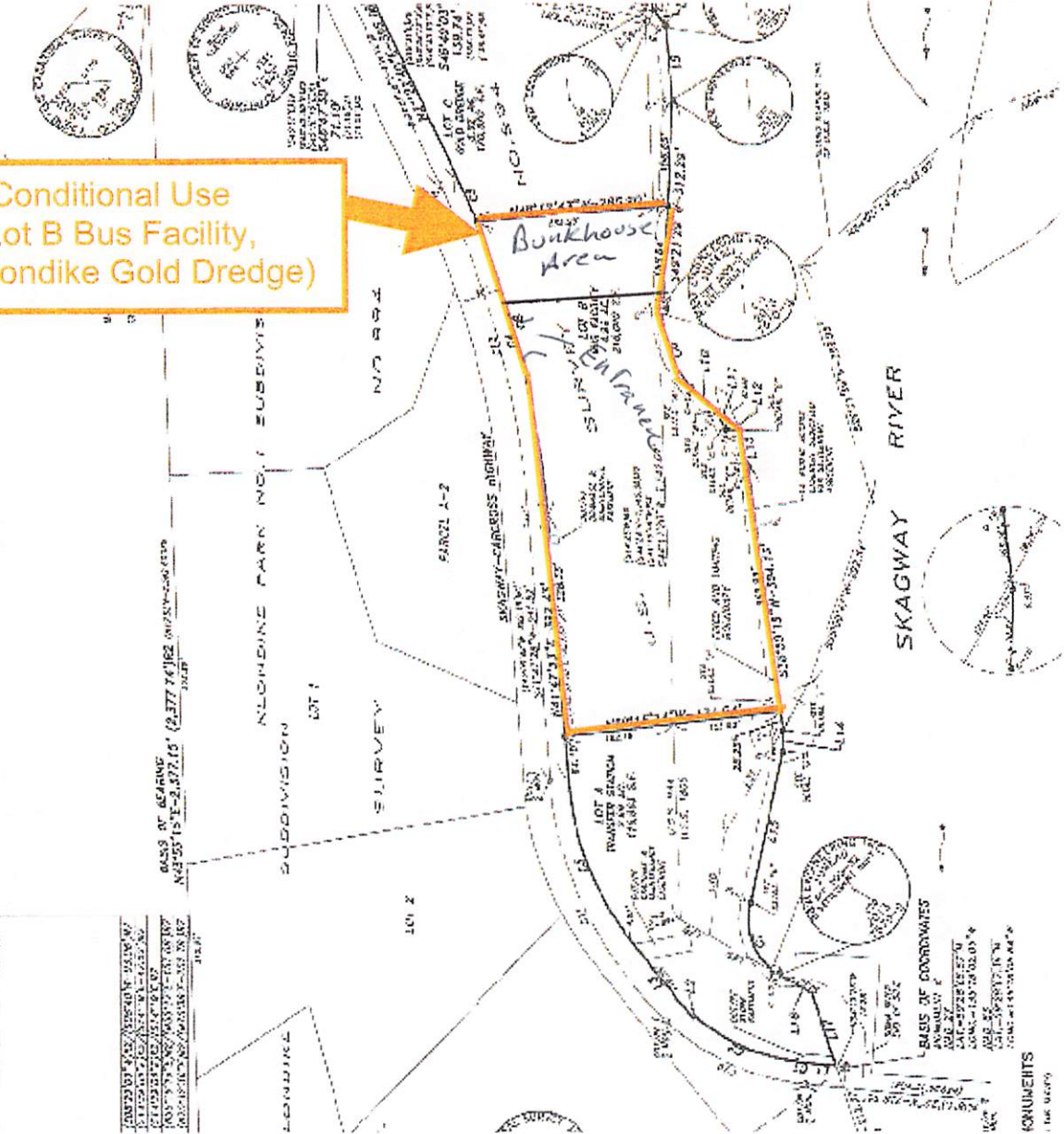
Application Fee: \$ _____ Date Paid: _____ Receipt # _____

THIS APPLICATION IS NOT YOUR PERMIT, YOU WILL RECEIVE YOUR CONDITIONAL USE PERMIT IN THE MAIL AFTER THIS APPLICATION HAS BEEN APPROVED BY THE APPROPRIATE COMMISSION. AN APPROVED BUILDING PERMIT IS ALSO NEEDED BEFORE ANY CONSTRUCTION BEGINS.

Proposed Conditional Use Location (Lot B Bus Facility, near the Klondike Gold Dredge)

CENTERLINE CURVE TABLE

CHORD BEG. STA.	CHORD END STA.	CHORD DIST.	CHORD BEG. X	CHORD END X	CHORD BEG. Y	CHORD END Y
171	211	440.21	230.54	368.75	110.50	102.95
211	251	440.21	368.75	507.00	102.95	102.95
251	291	440.21	507.00	645.25	102.95	102.95
291	331	440.21	645.25	783.50	102.95	102.95
331	371	440.21	783.50	921.75	102.95	102.95
371	411	440.21	921.75	1060.00	102.95	102.95
411	451	440.21	1060.00	1198.25	102.95	102.95



BASS AT BEARING
 $N42^{\circ}05'15"E - 2,577.15'$ (2,577.15) BEARING
 124.22°

BASE OF COORDINATES
 STATE PLANE
 ZONE 500
 DATUM - 1943
 EPOCH - 1985
 AREA 22
 UNIT - METERS
 SCALE - 1:100,000

COMMENTS
 1. SEE MAPS

SURVEY

NO. 994

PARCEL A-2

N →

SKAGWAY-CARCROSS HIGHWAY

DOT/PF & MON.

DOT/PF & MON.

(S43°08'48"W-392.19')R1'
S41°47'28"W-391.52'

N41°47'33"E-392.43'

(N42°59'28"E-350.67')R1' 328.33'

64.10'

S.F.

EXISTING SHOP
60 x 220 FT

EXIST

Bankhouse

DOT/PF DRAINAGE & MAINTENANCE EASEMENT

48 FT Road Access

LOT A
TRANSFER STATION
1.69 AC.
1,963 S.F.

LOT B
BUS FACILITY
4.96 AC.
216,070 S.F.

U.S.

(S44°25'W)R9
(S44°24'W-1,345.00)R7
(S44°15'45"W)R2
S44°17'20"W-1,342.67'

U.S. 994
S. 1805

162.66'
N50°15'24"W-321.64'
158.98'

SEE DETAIL "I" FIXED AND LIMITING BOUNDARY

SEE DETAIL "A" C-12
SEE DETAIL "B" C-13
SEE DETAIL "C" C-14
SEE DETAIL "E" C-15
SEE DETAIL "D" C-16
L10
L11
RAMP
L12
L13

R&M ENGINEERING INC.
R EPF JUNE 2009-32
SETTLEMENT BNDY.
C11
2013
7570-S

14' PUBLIC ACCESS EASEMENT DEDICATED PER SETTLEMENT AGREEMENT

SEE DETAIL "G"

SEE DETAIL "F"

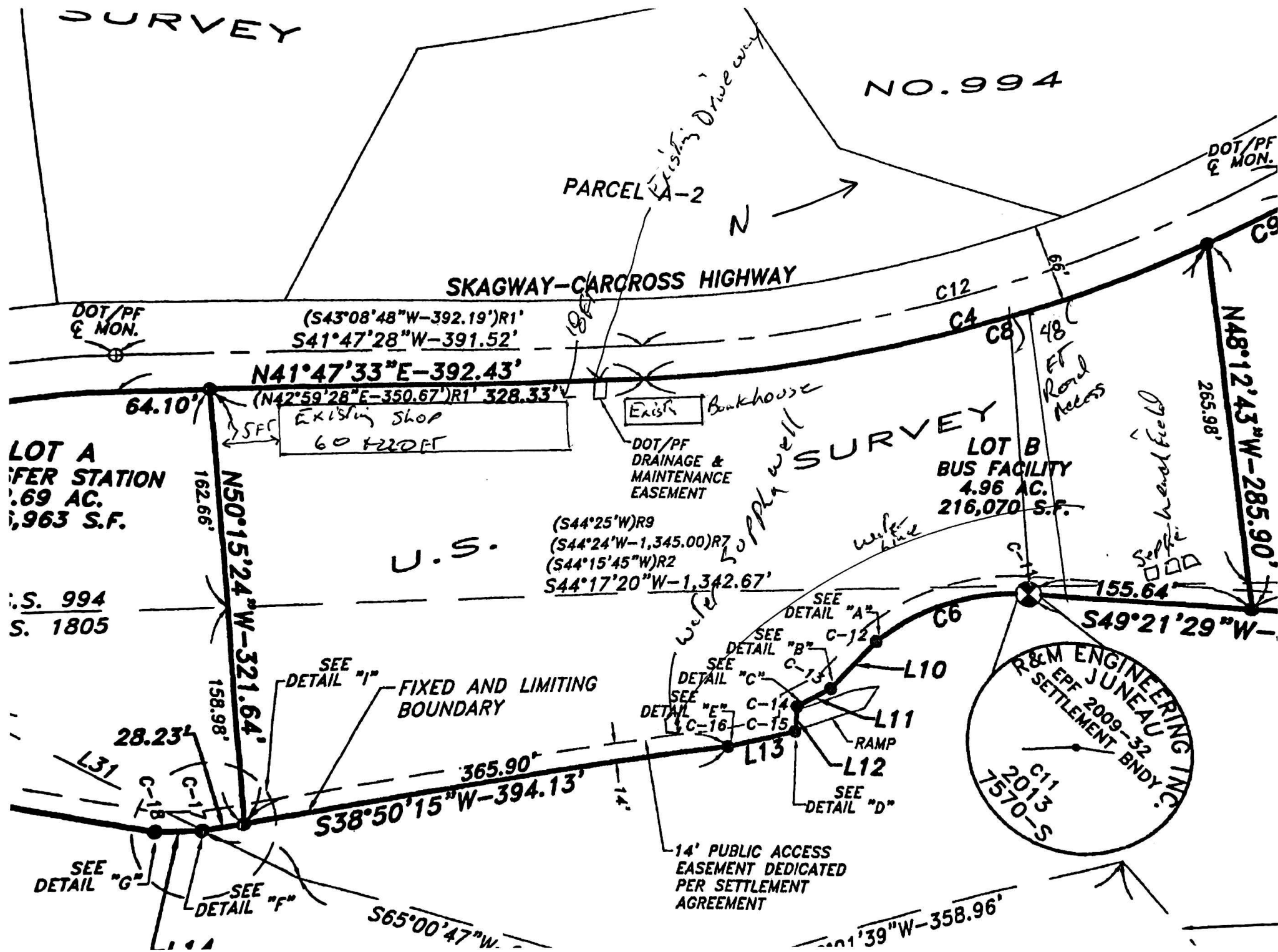
S65°00'47"W

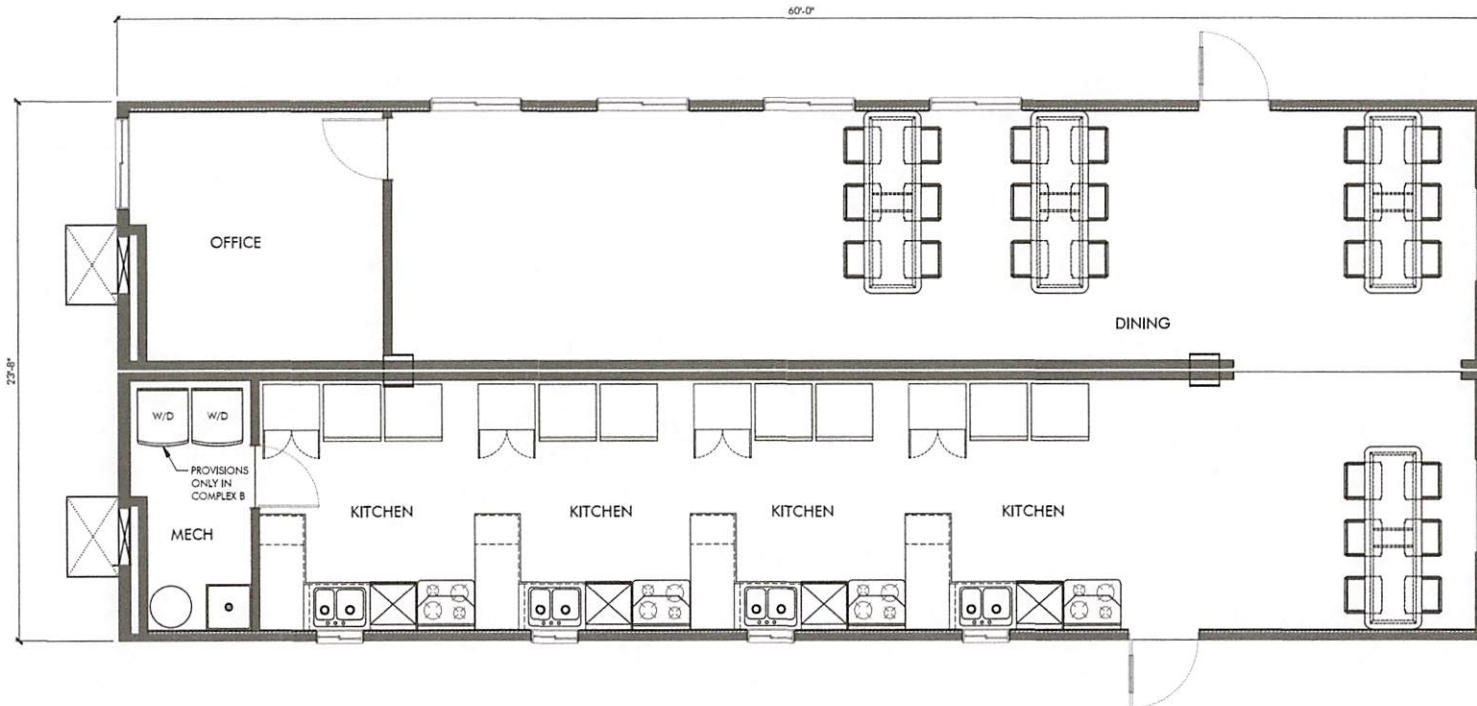
S41°39"W-358.96'

Supply head field

N48°12'43"W-285.90'
265.98'

S49°21'29"W-155.64'





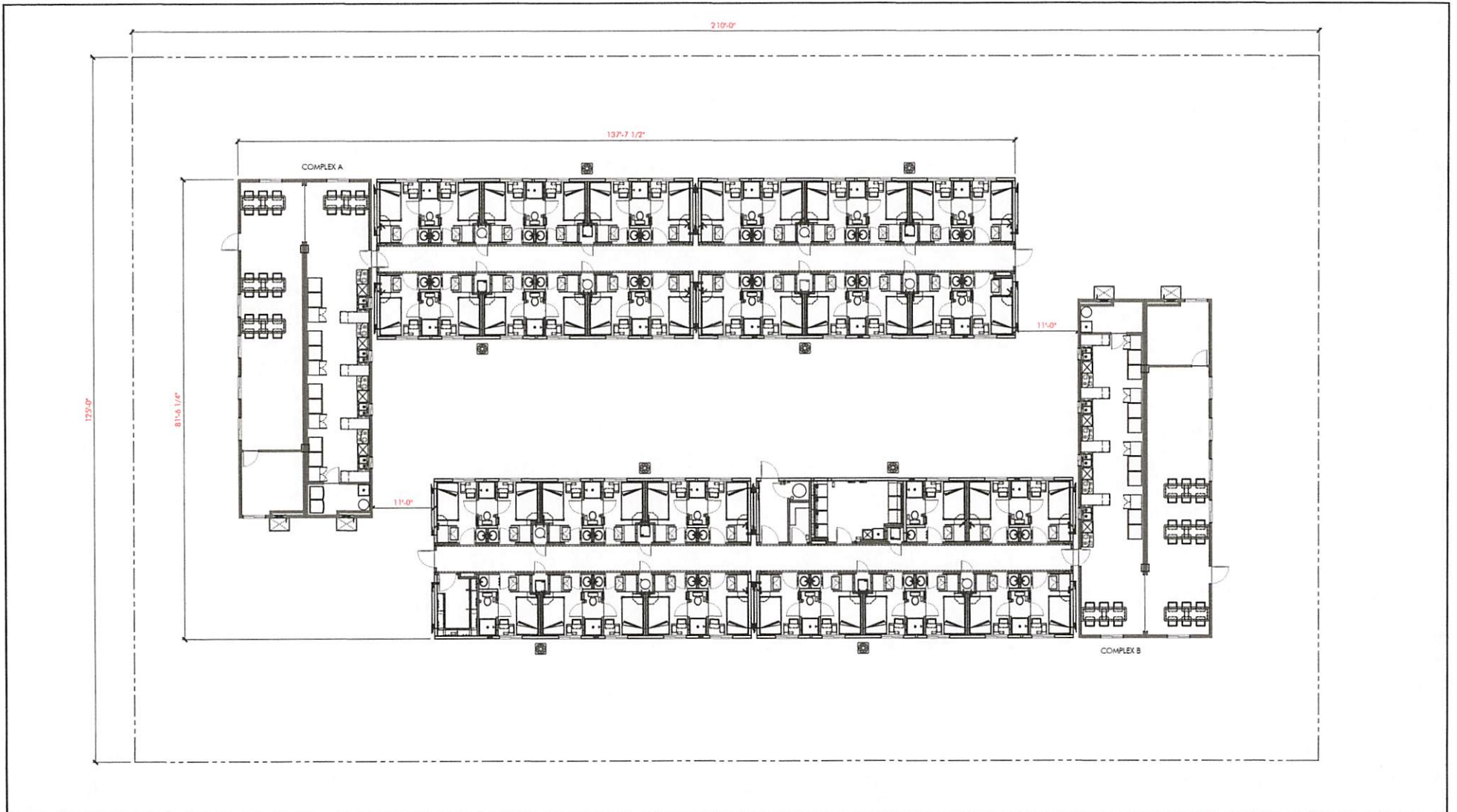
BUILDING AREA: 1420 SQ. FT. (132 SQ. M.)

PROJECT: DORM / KITCHEN
 VERSION 2
 SHEET TITLE: FLOOR PLAN
 PRESENTED TO: HUNZ & HUNZ ENTERPRISES



DATE: 16.04.2024	REVISION #: 6
DRAWN BY: DT	PAGE: 1 OF 2
PRESENTATION #: P_1397	

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BUILDING AREA: 9298 SQ. FT. (864 SQ. M.)

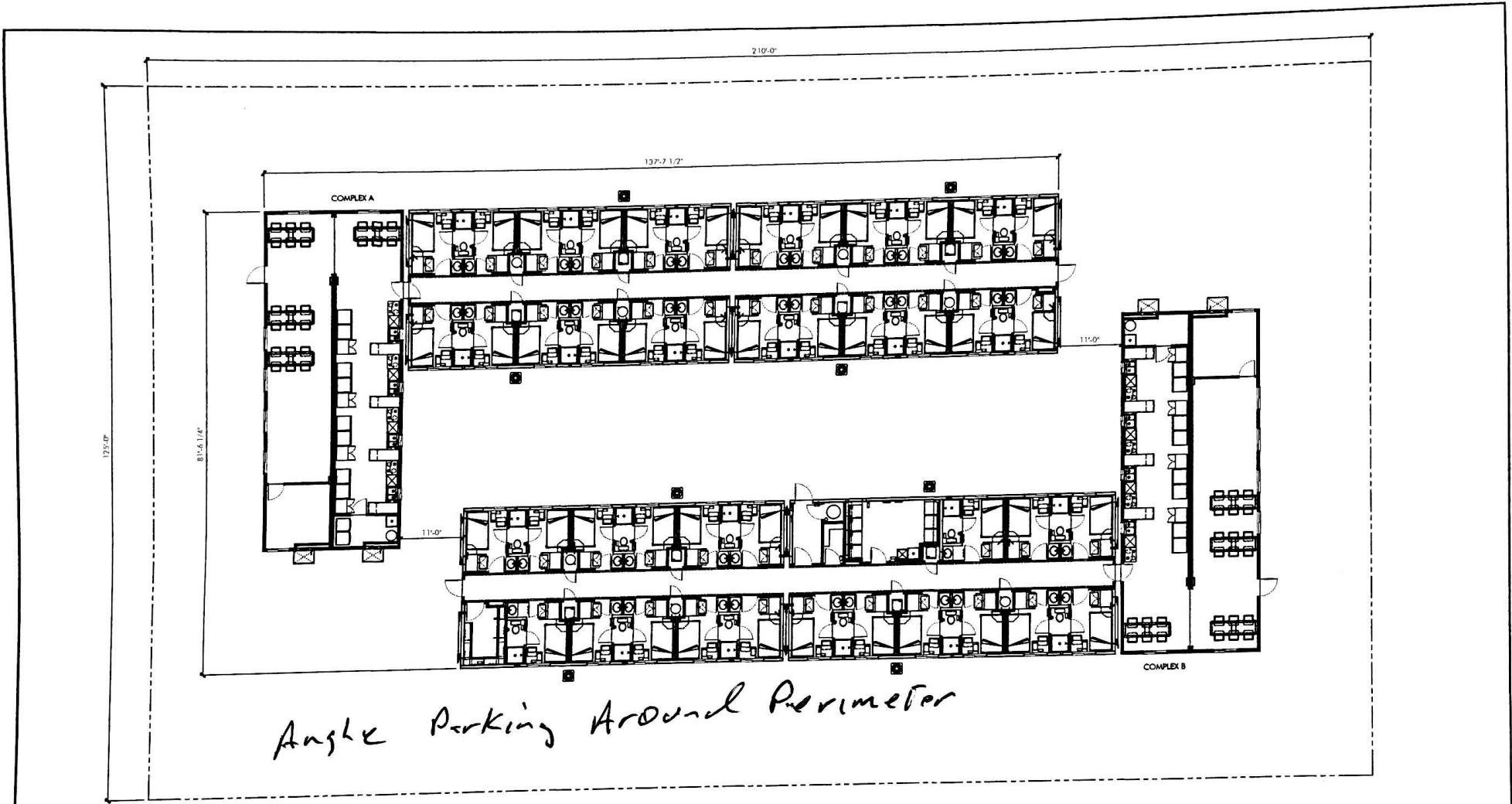
PROJECT:
DORM / KITCHEN
VERSION 2
 SHEET TITLE:
 SITE PLAN
 PRESENTED TO:
HUNZ & HUNZ ENTERPRISES

ALTA-FAB
 Experts In Offsite Construction

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DATE: 16.04.2024	REVISION #: 6
DRAWN BY: DT	PAGE: 2 OF 2
PRESENTATION #: P_1397	

SUR



Angle Parking Around Perimeter

BUILDING AREA: 9298 SQ. FT. (864 SQ. M.)

PROJECT: DORM / KITCHEN
VERSION 2
SHEET TITLE: SITE PLAN
PRESENTED TO: HUNZ & HUNZ ENTERPRISES

ALTA-FAB
Experts in Offsite Construction

DATE: 16.04.2024	REVISION #: 5
DRAWN BY: DT	PAGE: 2 OF 2
PRESENTATION #: P_1397	



Receipt Number: R00021227

Cashier Name: Stacy Fairbanks

Terminal Number: 8

Receipt Date: 4/29/2024 2:40:43 PM

Trans Code: PERMITS - PERMITS

Account: 2024024 HUNZ, DAVID M. AND PAMELA

\$50.00

P&Z 50.00CR

2024024

50.00CR

LOT B, DAVE & PAM HU

HUNZ, DAVID M. AND PAMELA L.

Total Applied Amount: \$50.00

Payment Method: Check Payor: HUNZ, DAVID M. AND PAM Reference: #23746

Amount: \$50.00

Total Payment Received: \$50.00

Change: \$0.00