

Municipality of Skagway
Application for a
Conditional Use Permit

VED
 JUN 10 2024
 MUNICIPALITY OF SKAGWAY

Application/Permit # 2024035

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

Zoning District:

- 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 Su Rappleye / John Jackson
 Phone & Fax _____
 Mailing Address P.O. Box 537, Dayton WY 82836
 Signature [Handwritten Signature]
 Date _____
 Business Owner: Name _____
 Phone & Fax 6/12/24 6/12/24
 Mailing Address _____

Who should we contact regarding this permit?

Property Description Present Use
Orion Hanson - [Redacted]
 Lot(s)/Block(s) _____
Single family dwelling

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- | | | |
|--|---|---|
| <input type="checkbox"/> Business General | <input type="checkbox"/> Residential General | <input type="checkbox"/> Industrial |
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Phone & Fax _____
Mailing Address P.O. Box 537, Dayton WY 82836
Signature _____
Date _____

Business Owner: Name _____
Phone & Fax _____
Mailing Address _____

Who should we contact regarding this permit?
Orion Hanson - _____

Property Description Present Use Lot(s)/Block(s) _____
Single family dwelling

Conditional Use Requested Construction of new Accessory Housing Structure

Does Proposed Work Involve:

MARK ALL BOXES THAT PERTAIN TO YOUR PROJECT

- Residential Use
- Commercial Use
- Industrial Use
- Land Clearing
- Increased Traffic or Parking Areas
- New Construction
- Modification of Existing Building(s)
- Demolition of Existing Building(s)
- Construction in or Adjacent to Tidelands or River

Is Property Serviced By:

	EXISTING SIZE	PROPOSED SIZE
<input checked="" type="checkbox"/> Water	<u>3/4"</u>	<u>1" (2nd service)</u>
<input checked="" type="checkbox"/> Sewer	<u>4"</u>	<u>4" (2nd service)</u>
<input checked="" type="checkbox"/> Electric	<u>100 Amp</u>	<u>200 Amp</u>

The proposed use may be different than present uses in this area and may have impacts on neighboring properties. Describe any impacts the proposed use will have and what measures will be taken to minimize these impacts. Attach additional information if necessary.

Proposed new construction will meet setbacks, and be in harmony with the RG zoning for single + multiple families in Residential General zoning.

Per standards listed in SMC 19.04.060(B)(3) please provide information on the following:

THE PLANNING & ZONING COMMISSION MUST FIND ALL FOUR OF THE CONDITIONS SET OUT BELOW TO EXIST IN ORDER TO GRANT THE CONDITIONAL USE.

A. The requested conditional use will protect the public health, safety, and welfare:

How, please explain?

Yes. New construction will meet all current codes

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

How, please explain?

It will be lawfull

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?

Yes. New constation will be code compliant + be in harmony with adding new housing ~~to~~ per the 2020 comp plan.

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?

Quality housiq will add to property values

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:

- N/A*
- | | |
|--|---|
| <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: 6/1/2025

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: 6/10/2024

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.

Municipality of Skagway
Permit Application for
Development in the
Residential General
Zoning District

RECEIVED
 JUN 10 2024
 MUNICIPALITY OF SKAGWAY

For City of Skagway Staff to Fill Out

Application Complete & Accepted for Review _____ Date _____

Building Permit Needed

Planning Commission Approval Needed
 conditional use permit # _____
 variance permit # _____

State Fire Marshall Approval Needed

State or Federal permits needed, including Coastal Management Program Consistency Review

This zoning district includes single-family and multi-family residential housing. Single-family units and duplexes are allowed on 5,000 square foot lots, for an allowable density of eight units per 40,000 square feet. Multi-family residential units (tri-plexes and above) are conditionally permitted. Maximum allowable density is 26 units per 40,000 square feet.

The General Residential zoning district is intended to provide an area for medium to high density residential development including single-family, duplex, and low-rise multi-family dwellings. The purpose of the zoning district is to promote a wide variety in housing types and design to meet the expanding demand for housing. The zoning district is designed for use in areas that provide full urban services and facilities.

Criteria for lands that are included in this zoning district are those that have water and sewer utilities, a developed road system, and that are close to commercial and/or industrial districts.

IN ORDER FOR THIS APPLICATION TO BE CONSIDERED COMPLETE AND YOUR PERMIT REVIEW TO BEGIN, SKAGWAY CITY HALL STAFF MUST REVIEW THIS PERMIT APPLICATION AND ENSURE THAT IT HAS BEEN FILLED OUT COMPLETELY AND THAT ALL DRAWINGS, DIAGRAMS AND INFORMATION NEEDED HAVE BEEN SUBMITTED.
Two sets of drawings must accompany your application, one set no larger than 11"x17".
Applications will not be processed until all application fees have been submitted.

Property Owner: Name Sh Rookema / John Jackson
 Phone & Fax _____
 Mailing Address PO Box 537, Dayton WY 82836
 Signature [Signature]
 Date 4/3/24

Contractor or agents: Name Orion Hanson General Contracting LLC
 Phone & Fax _____
 Mailing Address P.O. Box 1011
 Who should we contact regarding this permit? Orion Hanson

Project Location: Lot(s) 4A
 Block(s) 57
 Subdivision Skagway Town Site
 Street Address 545 70th Ave
 Other _____
 (legal description)

Applicant Proposes to:

- Construct
- Alter
- Enlarge
- Move
- Convert
- Demolish

All or part of:

- Building
- Building Interior
- Building Exterior
- Other _____

Cost of Project: \$ 430,000 Total cost of construction includes finish work, painting, roofing, electrical, plumbing, heating, air conditioning, fire extinguishing systems and any permanent equipment.

Description of Work: Construct new, single family home

Planned Completion Date: 6/1/2025

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 City of Skagway.

The applicant warrants the truthfulness of the information in the application.

- *If any information is incorrect the permit may be revoked.*
- *If the permit is issued wrongfully, whether based on misinformation or an improper application of the code, the permit may be revoked.*

Property Owner/Contractor/Agent:  DATE 6/10/2024
(signed)

With this application, you must include
 A surveyed plot plan showing the location of all existing or proposed buildings or alterations. The plans must show all property lines, easements, or other property information related to this application.

Building Permit Application Checklist

Unless otherwise noted by City staff all of these must be included in your plans.

Site Plan

- | <u>Yes</u> <u>N/A</u> | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North Arrow |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Distances from building to other property lines or other buildings & structures |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of fuel tank(s), other ancillary equipment |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Required off-street parking |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water and sewer lines |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Well and septic system |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed electric meters |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Easement dimensions |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of signs |

Foundation Plan

- | <u>Yes</u> <u>N/A</u> | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Outline/size of all foundations including: type, interior bearing walls, piles and pads |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Depth (minimum of 12" below grade) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All horizontal and vertical reinforcement steel indicating size and placement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All slab elevation changes |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ventilation and flow-through openings |

Floor Plan

- | <u>Yes</u> <u>N/A</u> | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Square footage: habitable <u>1,566</u> + non-habitable <u>0</u> = total _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior walls with dimensions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Layout for all rooms showing principle dimensions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label all rooms (rooms with closets may be considered sleeping rooms and will require emergency egress) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All plumbing fixtures including water heater and washing machine hook-up |
| <input type="checkbox"/> | <input type="checkbox"/> | Door and window sizes, labeling egress windows, all header sizes, door swing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes in floor elevations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tempered glass in hazardous locations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Attic access and dimensions |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All storage areas |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Entry door landings and dimensions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interior and exterior stairs w/rise & run and width dimensions, handrails |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All columns and beams with dimensions |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tenant and/or occupancy separation requirements |

Yes N/A

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Overall dimensions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate if framing material is a framed joist system or pre-engineered trusses |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Layout, material size, species, grade, spacing, span and connections |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of load bearing walls |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Floor type |
| | | Slab floor: treated soil, vapor barrier, welded wire mesh and thickness of concrete |
| | | Wood floor: connection to foundation floor <u>5/8" J-Bolt</u> |
| | | insulation: type <u>Fiberglass</u> |
| | | R-Value <u>30</u> |
| | | floor sheathing thickness <u>3/4"</u> |

Exterior Wall Section

- | <u>Yes</u> <u>N/A</u> | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Finished grade |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Foundation |
| <input type="checkbox"/> | <input type="checkbox"/> | Type of wall: <u>masonry</u> , filled cell or wood |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Connection of wall to foundation |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pressure treated bottom plates, sill seal |
| <input type="checkbox"/> | <input type="checkbox"/> | Size of studs & spacing <u>2x6, 16" O.C.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Ceiling height <u>8'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sheathing with vapor barrier <u>5/8" w/ Tyvek or equiv.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Wall insulation: type <u>Fiberglass</u> |
| | | R Value <u>21</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior wall finishes |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Minimum 6" clearance between wood siding and grade |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Required fire rating(s) <u>1 HR</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Chimneys, crickets, ventilations and flow |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows and doors |

Elevations (face view)

- | <u>Yes</u> <u>N/A</u> | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Elevation of each face is required |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Doors, windows, landings, steps, porches, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height of roof ridge, overhang and finished grade |

Interior Wall Section (load bearing)

- | <u>Yes</u> <u>N/A</u> | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Foundation – shape, size and steel reinforcement |

Floor Construction Plan

Fire Safety

Yes N/A

- smoke detectors (minimum of 1 per sleeping room, one in area adjacent to sleeping areas, minimum of 1 per floor) and all interconnected
- fire extinguishers
- flammable liquid storage or transfer use of open flames (fireplace, gas stovetop, etc)

Mechanical, electrical

Yes N/A

- Location & size of service entrance
- Lights, switches, and regular outlets
- Required GFCI & Arc Fault receptacles
- Required lighting and switches
- Location of heating appliances and ducting
- UL cut sheets for all appliances

Yes N/A

- Tenant separation if required
- Size of studs & spacing **2x6, 16" o.c.**
- Rafters: label as such with ridge beam, collar ties, species/grade and spacing
- Engineered trusses: label as such, spacing
- ceiling insulation: type **Fiberglass**
- R Value **40**
- ceiling finish – 24" o.c. framing requires **5/8"** gypsum board, 1/2" gypsum for 16" o.c.
- Roof sheathing – type, thickness, nailing pattern, nail size **5/8 CDX, 8d, 8" spacing**
- Underlayment – type & weight drip edge
- Sub-fascia size and material **cedar 2x6**
- Fascia size and material **1x6 cedar**
- Overhang dimension, type of ventilation, location and amount
- Covering – **metal**, 3-tab, shake, etc. and nail/screw pattern
- Roof slope **6:12**
- Means of anchoring roof to walls **Clips**

Specialty Plans

Yes N/A

- Elevated (above 30") porch, deck and/or balcony details
- Others as required

Roof System

You must check the Use Being Proposed or Altered

1. Permitted Uses

- Single-family residences;
- Two (2) family duplexes;
- Mobile homes north of 15th Avenue and mobile home parks north of 15th Avenue, per the standards at Section 19.06.030(A)(3)(k);
- Daycare facilities;
- Parks, playgrounds, play fields and other open space recreation areas.

2. Accessory Uses

- Private garages and required off-street parking;
- Greenhouses and tool sheds;
- Home occupations provided that the conditions listed in Section 19.02.010 are met;
- Storage structures; the standard at Section 19.06.020(A)(2)(b) applies in this zoning district;

3. Conditional Uses *(a conditional use permit is needed)*

Purpose. 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.

Please complete a Conditional Use Permit Application if your project falls within any of the categories listed below.

- Multiple-family dwellings and apartment houses;
- Bed and breakfast establishments, rooming, and other residences rented by the day or week;
- Basement apartments;
- Temporary structures for residential use, used in conjunction with building or land development, for eighteen (18) months.
- Churches;
- Public and private elementary and secondary schools;
- Trailer parks and R.V. parks, providing that:
 - (i) The area is at least sixty thousand (60,000) square feet;
 - (ii) There is at least two thousand (2,000) square feet for each allotted trailer space and one thousand (1,000) square feet for each pickup camper space overnight parking;
 - (iii) Utility connections are available for each trailer;
 - (iv) A bathhouse and restrooms are provided for overnight occupants;
 - (v) No business other than the renting of trailer space shall be conducted, except for self-service laundry facilities and vending machines for the use of the occupants of the trailer court;
 - (vi) Chapter 15.14 of this code shall additionally govern the location, building regulations and operation of trailers, mobile homes and mobile home parks, and to any extent conflicting with this chapter, Chapter 15.14 shall be controlling. The foregoing shall not relieve a trailer owner or trailer park operator from complying in all particulars with this chapter when its provisions are not specifically preempted by Chapter 15.14.
- Medical services;
- Other appropriate uses as determined by the planning commission pursuant to subsection B of Section 19.04.060.
- Accessory housing structures:
 - (i) Minimum of three hundred (300) square feet.
 - (ii) Maximum of six hundred (600) square feet.
 - (iii) Must have stand alone water, sewer and electricity, meeting current codes.
 - (iv) No setback variances will be granted for new construction.
 - (v) All lot coverage, off-street parking and setback requirements for this zone still apply.
 - (vi) Construction must meet Uniform Building Code for efficiency dwelling units.
- Mobile Home Parks north of 15th Avenue:
 - (i) Minimum size of mobile home park is 10,000 square feet.
 - (ii) Minimum lot size for each mobile home is 3,000 square feet with a maximum lot coverage of fifty percent (50%).
 - (iii) Mobile homes must be on permanent foundations with skirting in place.

- Congregate residences that meet IBC code provided that:
 - (i) Occupancy does not exceed 10 persons on a 5,000 square foot parcel or 20 persons on a 10,000 square foot parcel.
 - (ii) There is a minimum of 1 parking space for every 3 persons.
 - (iii) Lot coverage by all buildings does not exceed 50%.
 - (iv) A 6-foot high solid fence shall be required on all lot lines bordering RG lots.
 - (v) A yard area for recreation and outdoor congregation is provided.
 - (vi) Subject to review every two (2) years and can be revoked for excessive noise complaints or congestion issues or for other reasons as determined by the Planning Official.
 - (vii) Maximum of one (1) congregate residence per city block.

Prohibited Uses In the Residential General Zoning District

1. Any use or structure not of a character indicated under the permitted principal and accessory uses, or permitted by conditional uses;
2. Mobile homes or mobile home parks south of 15th Street
3. Kennels

Does your proposed project meet the following requirements? *(you must check "yes" or "no")*
Unless otherwise noted, if the answer is no to any of the questions below, you must get a variance permit from requirements. A variance permit must be approved by the Planning Commission before you can begin construction.

No variance shall be granted because of special conditions caused by actions of the person seeking relief, or for reasons of pecuniary hardship or inconvenience; nor shall any variance be granted which would permit a land use in a district in which that land use has been prohibited. Variances are intended to provide a mechanism for the relaxation of such standards as minimum lot or yard requirements, setback, or building coverage, when the applicant shows, and the planning commission finds, that the criteria in 19.04.060(A) subsection 8 are met.

- | | | | |
|--|----------------------------------|----------------------------------|---------------------------------|
| 1. Minimum Setback Requirements | N/A <input type="checkbox"/> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 1. Front yard, ten feet (10') | | | |
| 2. Side yard, for a one (1) or two (2) family dwelling, five feet (5'), for a multiple-family dwelling unit with more than two (2) units, ten feet (10') | | | |
| 3. Rear Yard, five feet (5'). | | | |
| 4. Setbacks between structures shall be regulated by the Uniform Building Code, Table 5-A | | | |
|
2. Maximum Lot Coverage By All Buildings |
N/A <input type="checkbox"/> |
Yes <input type="checkbox"/> |
No <input type="checkbox"/> |
| Maximum Lot Coverage: Fifty percent (50%) | | | |

- 3. Minimum Lot Requirements** N/A Yes No
- Minimum Lot Area: For a one (1) or two (2) family dwelling, minimum lot size is 5,000 square feet;
 - For a multiple family dwelling with more than two (2) and less than six (6) dwelling units, minimum lot size is 1,800 square feet per dwelling unit;
 - For a multiple family dwelling with more than six (6) dwelling units, minimum lot size is 1,500 square feet per dwelling unit,
 - For a mobile home park, each lot must be a minimum of 3,000 square feet.

- 4. Minimum Lot Width** N/A Yes No
 Minimum Lot Width: fifty feet (50')

- 5. Maximum building height shall not exceed 3 stories (35 ft) high** N/A Yes No
 If the answer is no, you must get specific approval for an exemption as part of the planning commission permit review. Criteria for review are found at section 19.04.060.C4.

- 6. Parking Requirements** N/A Yes No
 All parking requirements within Section 19.08.020, Provision of Off-street Parking, including those for industrial and manufacturing establishments, must be followed

- 7. Visibility at Intersections Must be Assured** N/A Yes No
 No vehicle shall be parked within twenty feet (20') of any street intersection. To ensure that a vehicle's driver has good visibility at street intersections, on corner lots there shall not be a fence, wall, hedge, or other planting or structure that will impede visibility between a height of two feet six inches (2'6") and eight feet (8') above the centerline grades of the intersecting streets.

- 8. Signage Requirements in Chapter 19.08.012 B** N/A Yes No
 Prohibited signs: Off premises signs visible from a public right-of-way.
 Allowed signs: One (1) sign, not to exceed eight (8) square feet, to identify a home occupation; Total sign area shall not exceed twelve (12) square feet, to identify a conditional use; Total sign area shall not exceed twenty (20) square feet, to identify public and semi-private institutions, churches, and similar uses.

If you checked "no" to any of the questions listed above, except the building height request, you need a variance permit.

Official Use Only

	Planning Commission	Fire Dept	Building Official	State Fire Marshal
Granted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Denied	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions, Instructions, Notes: _____

Coastal Zone Management Consistency Review:

Application fee: \$ _____ Date paid: _____ Receipt # _____

This applications is not your permit to start construction, you will receive your permit in the mail after this application has been approved by the Fire Department and Building Official, and/or the appropriate commission. Please note that all other services provided by the City of Skagway, such as utility services, are separate issues and need a separate application.

Please be aware of the following items:

- A permit is a legally binding contract between the builder and the City of Skagway. It is granted on the express condition that the construction shall, in all respects, conform to the ordinances of this jurisdiction including zoning ordinances, which regulate the construction and use of buildings, and the currently adopted International Building Codes. This permit may be revoked at any time upon violation of any ordinances or codes.
- The Code Enforcement Office must be notified in advance of any construction work and requires a minimum of 5 inspection calls: footings (prior to placement of forms), foundation (prior to pour with steel in place), slab or under floor, framing prior to inside covering, final inspection. Other inspections may also be needed depending upon the type of construction. It is **your** responsibility to arrange for inspections, and this office should be called at least 24 hours in advance.
- The Code Enforcement Office reserves the right to reject any work that has been concealed without first having been inspected and approved by this department in accordance with all applicable codes.
- A copy of **APPROVED** construction documents (building plans and other supporting documents) must remain at the building site at all times during construction.
- Any deviation from the approved plans must be authorized and approved subject to the same procedure for the original set of plans.
- Permits are valid for a period of 18 months and work must start within 6 months.
- Final inspection call shall not be made until all construction work is completed and heating apparatus is installed and functional. Final finish applications not required.
- Final inspection and Certificate of Occupancy must be obtained before occupying building.
- The Code Enforcement Office will do everything reasonable and prudent to help you achieve your goal. However, we will not do the work on construction documents for you.

19.08.020 Provision of off-street parking.

A. Off-street Parking Requirements.

1. There shall be provided at the time of the construction of any main building, or at the time of the alteration, enlargement or any change in use of any main building, permanently maintained, free off-street parking facilities for the use of occupants, employees or patrons of such building, and it shall be the joint and several responsibility of the owner and/or occupant of any main building or structure to provide, and thereafter maintain, minimum free off-street parking facilities listed in (a)-(d) below. Sections (a)-(c) apply to development in all zoning districts and businesses except retail businesses in the Skagway Business Historical District. Off-street parking requirements for retail businesses in the Skagway Business Historical District are listed in section (d):

- a. Dwellings.
 - (i) For each single-family dwelling, two (2) family dwelling or multiple-family dwelling, one (1) private parking space for each dwelling unit;
- b. Buildings Other Than Dwellings.
 - (i) Motel, one (1) private parking space for each dwelling unit or guestroom;
 - (ii) Hotel or boardinghouse, one (1) public parking space for every three (3) guestrooms;
 - (iii) Church, auditorium, theater or meeting hall, one (1) public parking space for each five (5) seats, based on maximum seating capacity;
 - (iv) Hospital, one (1) public parking space for each four (4) beds, based on maximum capacity;
 - (v) Bank, office building, professional office, funeral parlor or clinic, one (1) public parking space for each two hundred fifty (250) square feet of floor area;
 - (vi) Retail store or business, one (1) public parking space for each five hundred (500) square feet of floor area;
 - (vii) Trailer park, one (1) private parking space for each trailer space;
 - (viii) Wholesale stores, warehouses and storage buildings, one (1) public parking space for every three (3) employees;
 - (ix) Industrial and manufacturing establishments, one (1) public parking space for every three (3) employees.
- c. Commercial vehicles. The owner or operator of any commercial enterprise involving use of commercial vehicles shall provide and utilize off-street parking adequate to park all vehicles used by that enterprise for commercial purposes.
- d. Business establishments in the Business-Skagway Historical Zoning District:
 - (i) For each dwelling unit, one (1) private parking space.
 - (ii) Commercial vehicles. The owner or operator of any commercial enterprise involving use of commercial vehicles shall provide and utilize off-street parking adequate to park all vehicles used by that enterprise for commercial purposes, but may be located outside the business Skagway Historical Zone provided that provisions of SMC 19.06 are met.

B. General Conditions.

- 1. Every lot or parcel of land used as a public parking area shall be developed as follows, subject to the approval of the plans by the planning commission:
 - a. Such area shall be adequately and satisfactorily surfaced;
 - b. Where such area adjoins the side of a lot in an R district, it shall be separated from such lot by a fence not less than four feet (4') or more than six feet (6') in height. Such fence shall be maintained in good condition;
 - c. Any lights provided to illuminate such parking area shall be so arranged as to reflect the light away from adjoining premises and streets.
- 2. In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be the same as the above-mentioned use that, in the opinion of the planning commission, shall be deemed most similar.
- 3. Detailed plans for driveways shall be submitted to the planning commission for approval with regard to the location and relation of the same to the public street or highway.
- 4. All parking spaces provided pursuant to this section shall be:
 - a. On the same lot with the main use they serve;
 - b. On an adjoining lot; or
 - c. On any lot within one hundred fifty feet (150') of the use if the Planning Commission determines that it is impractical to provide parking on the same lot.
- 5. No existing parking area, and no parking area provided for the purpose of complying with the provisions of this title shall hereafter be relinquished or reduced in any manner below the requirements herein established.
- 6. Detailed plans for all parking and loading areas shall accompany the building plans when the application for building permit is made. Such plans shall show following:
 - a. Area of the plot involved;
 - b. Layout and dimensions of each parking space; and
 - c. Entrance and exit to the parking area.

19.02.010 Definitions.

“Parking Space, Private”, “Private parking space” means any automobile parking space not less than ten feet (10') wide and twenty feet (20') long.

“Parking Space, Public”, “Public parking space” means an area of not less than two hundred fifty (250) square feet, accessible from streets and alleys, for the storage of passenger motor vehicles operated by individual drivers.

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY OF SKAGWAY, ALASKA, AND THAT SAID PLAT SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION, DATED , 2014 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE DISTRICT OFFICE PURSUANT TO AS 40.15.

DATE MARCH 25, 2014
 [Signature] PLANNING COMMISSION CLERK
 [Signature] CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF TAXES

I HEREBY CERTIFY THAT THERE ARE NO TAXES AND ASSESSMENTS FOR THE PROPERTY SHOWN HEREON.

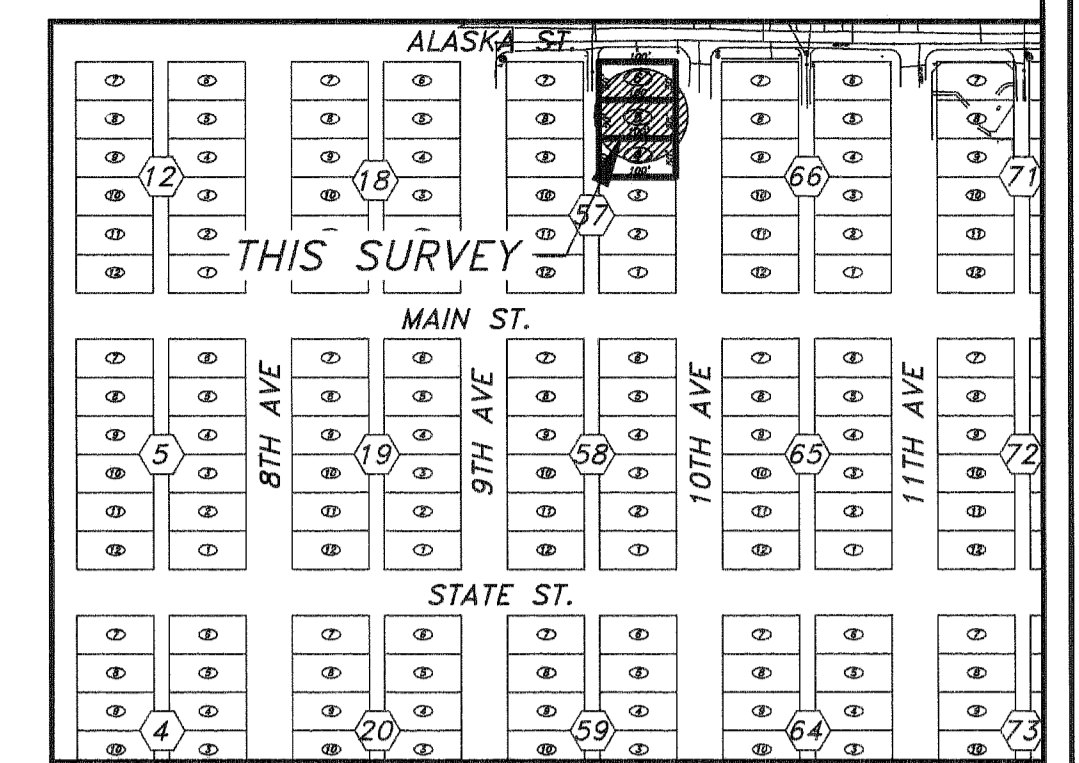
DATE: 4/1/14
 [Signature] BOROUGH TAX CLERK

JOHNSON
7570-S

1" DIA. YELLOW PLASTIC SURV-CAP ON 5/8" DIA. x 36" RE-BAR

SECONDARY MONUMENT

TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)



VICINITY MAP

SOURCE: TOWNSITE OF SKAGWAY, SKAGWAY, ALASKA
SCALE: 1:250

DATE: 1978

SYMBOLS

- ⊕ PRIMARY MONUMENT BY DOT/PF (RECOVERED THIS SURVEY)
- 7570-S SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- ⊕ 5713-S SECONDARY MONUMENT (RECOVERED THIS SURVEY)
- BOUNDARY/PROPERTY/RIGHT-OF-WAY LINE

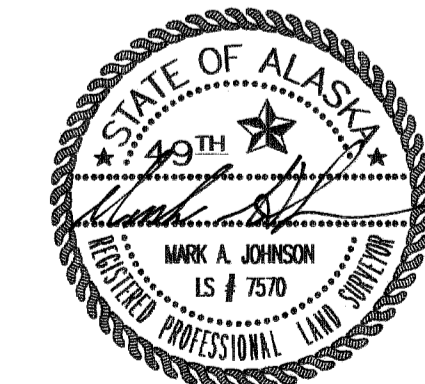
GENERAL NOTES

1. AUTHORIZATION TO CONDUCT THIS SURVEY WAS BY MRS. SU RAPPLEYE, P.O. BOX 576, SKAGWAY, ALASKA, 99840.
2. BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED AKDOT/PF CENTERLINE MONUMENTS ALONG STATE STREET, TOWNSITE OF SKAGWAY, HAVING A RECORD BEARING OF N44°30'00"E.
3. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSES THE RECORD COURSE IS SHOWN WITHIN PARENTHESIS WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESIS, THUSLY (S26°07'15"W-257.96') S26°02'00"W-256.91'.
4. UNLESS OTHERWISE NOTED, ALL BEARINGS DENOTED ARE WITH REFERENCE TO THE BASIS OF BEARING AND ALL DISTANCES ARE TRUE GROUND DISTANCES.
5. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
6. THIS PLAT BASED ON THE FOLLOWING INSTRUMENTS: THE ORIGINAL TOWNSITE OF SKAGWAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 2-18-14 REGISTRATION NO. 7570-S

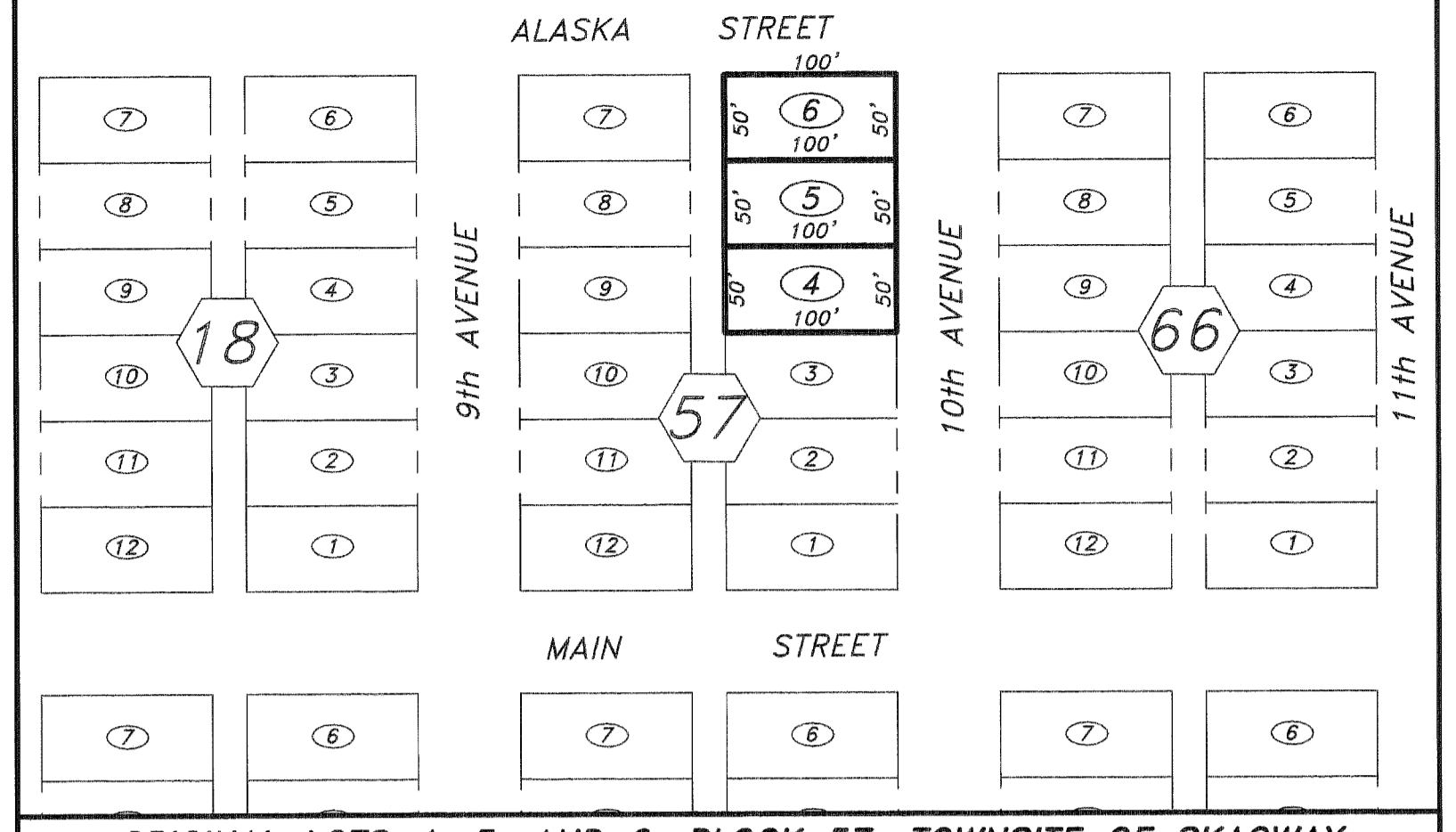


[Signature] REGISTERED LAND SURVEYOR

A SUBDIVISION AND LOT CONSOLIDATION OF LOTS 4, 5, & 6, BLOCK 57, SKAGWAY TOWNSITE SUBDIVISION CREATING LOTS 4A, & 5A, BLOCK 57, SKAGWAY TOWNSITE SUBDIVISION SKAGWAY RECORDING DISTRICT

CLIENT:
SU RAPPLEYE
P.O. BOX 576
SKAGWAY, AK 99840
DATE: FEB. 14, 2014

SURVEYOR:
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
R&M PROJ. NO. 131783



ORIGINAL LOTS 4, 5, AND 6, BLOCK 57, TOWNSITE OF SKAGWAY
SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP
LOTS 4, 5, AND 6, BLOCK 57

I HEREBY CERTIFY THAT I AM THE OWNER OF THE OF LOTS 4, 5, AND 6, BLOCK 57, THE TOWNSITE OF SKAGWAY, THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEY'S, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

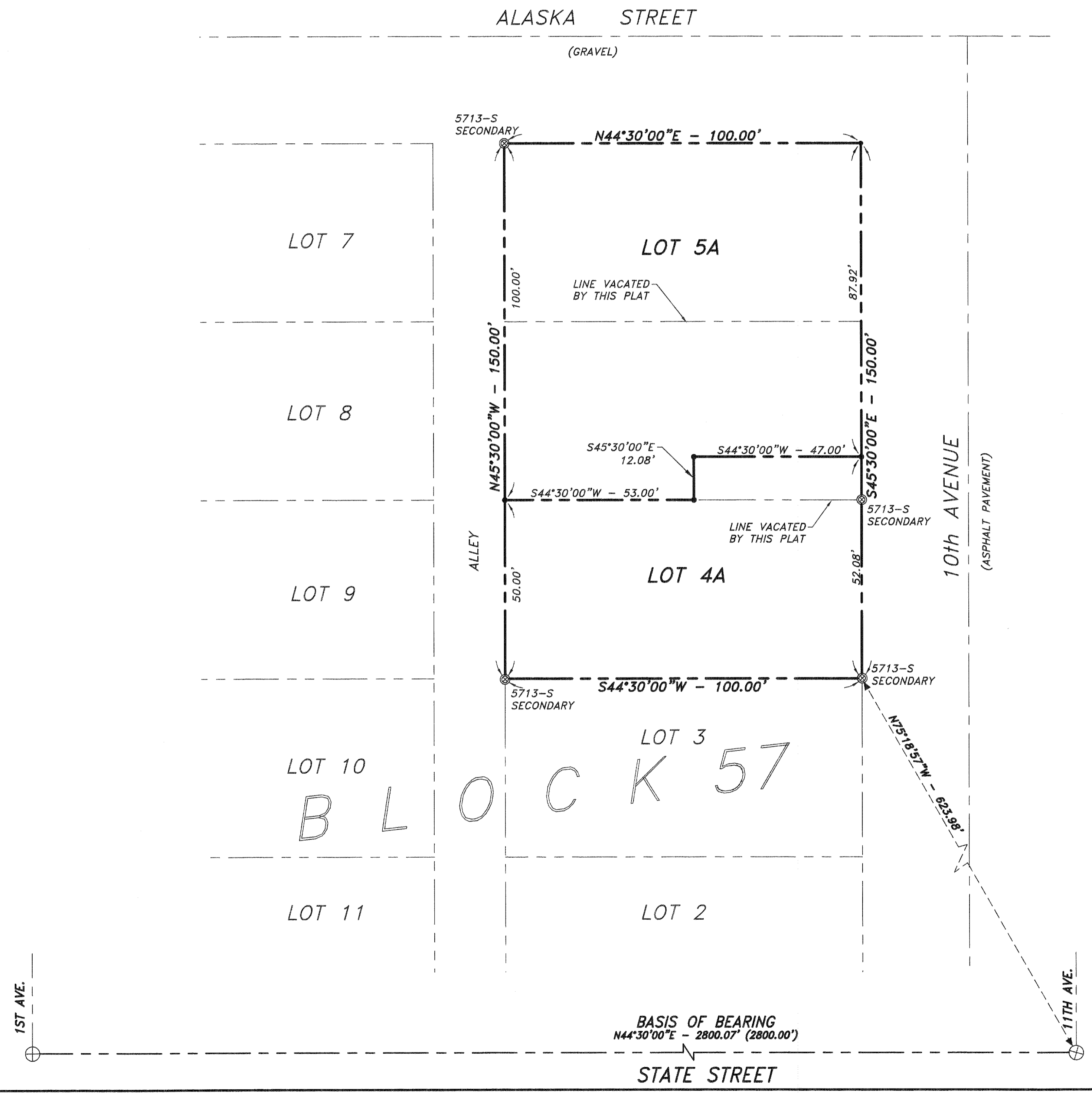
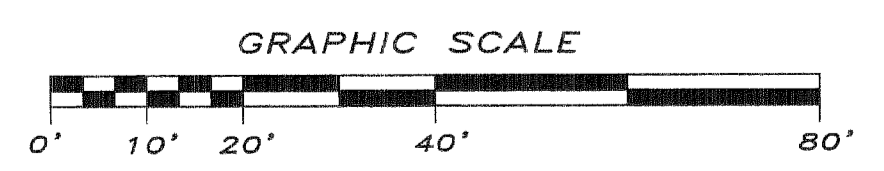
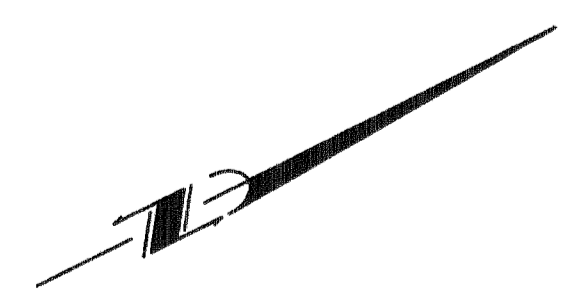
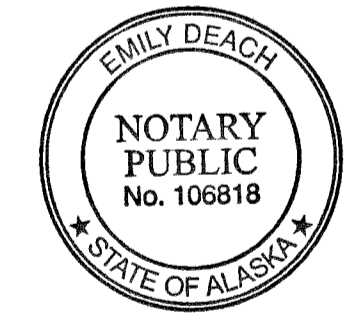
DATE 3/25, 2014
 [Signature] OWNER
 SU RAPPLEYE
P.O. BOX 576
SKAGWAY, AK 99840
 [Signature] OWNER
 JOHN M. JACKSON
P.O. BOX 576
SKAGWAY, AK 99840

NOTARY'S ACKNOWLEDGMENT

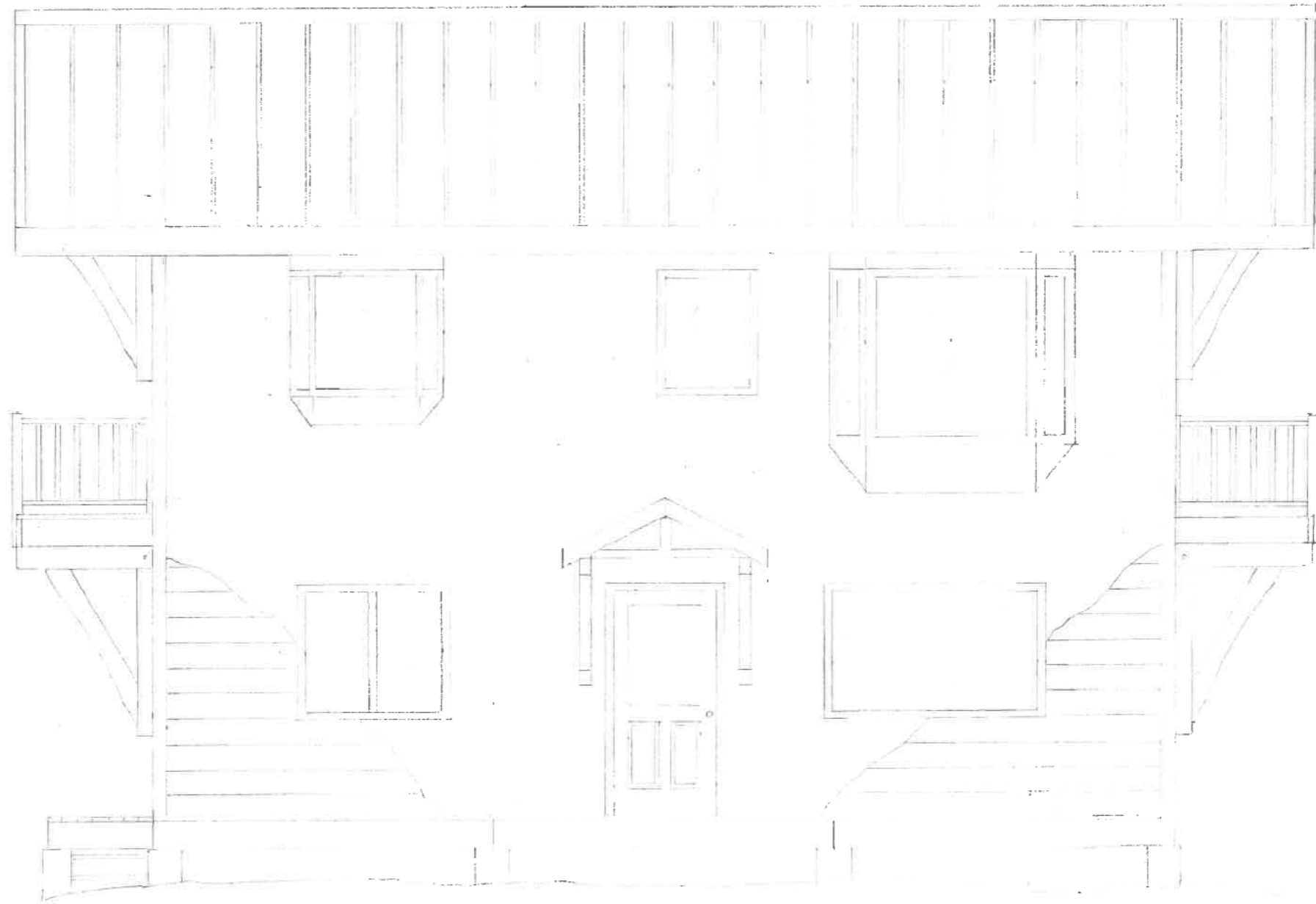
UNITED STATES OF AMERICA)
 STATE OF ALASKA)ss.
 THIS IS TO CERTIFY THAT ON THIS 25th DAY OF MARCH, 2014, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED SU RAPPLEYE AND JOHN M. JACKSON TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 7/20/15

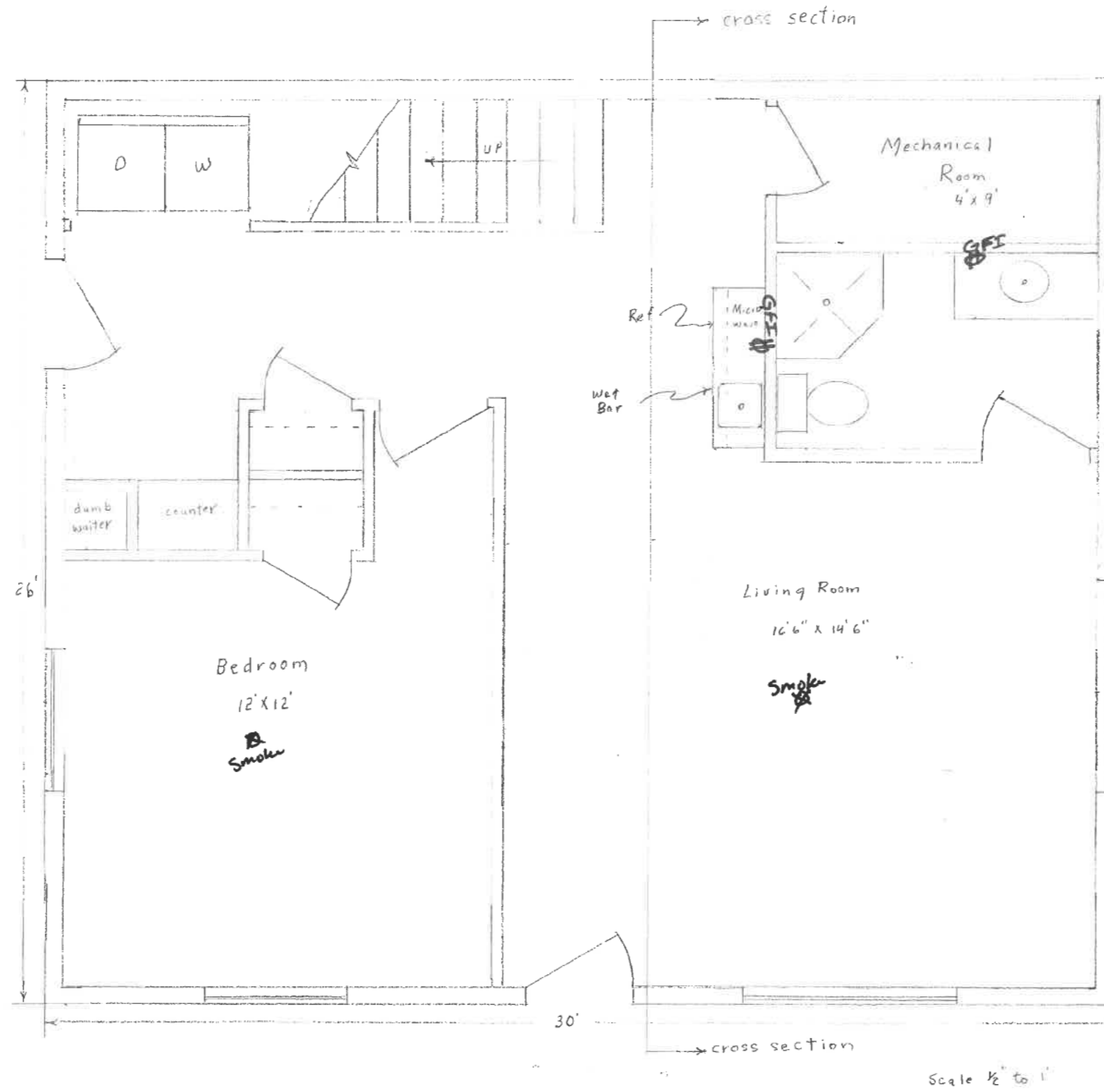


EAST ELEVATION

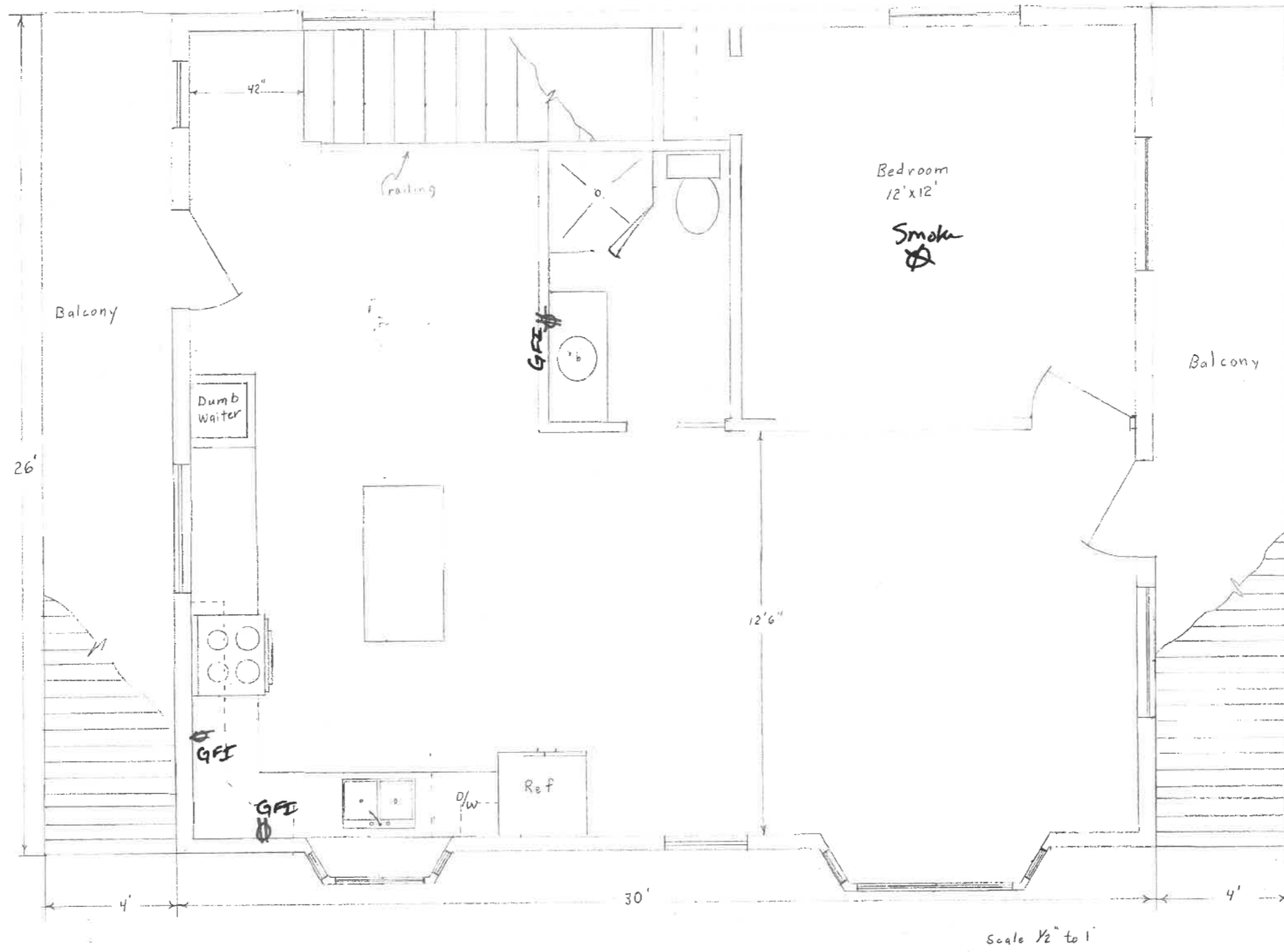


SCALE 1/2" = 1'

FIRST FLOOR PLAN

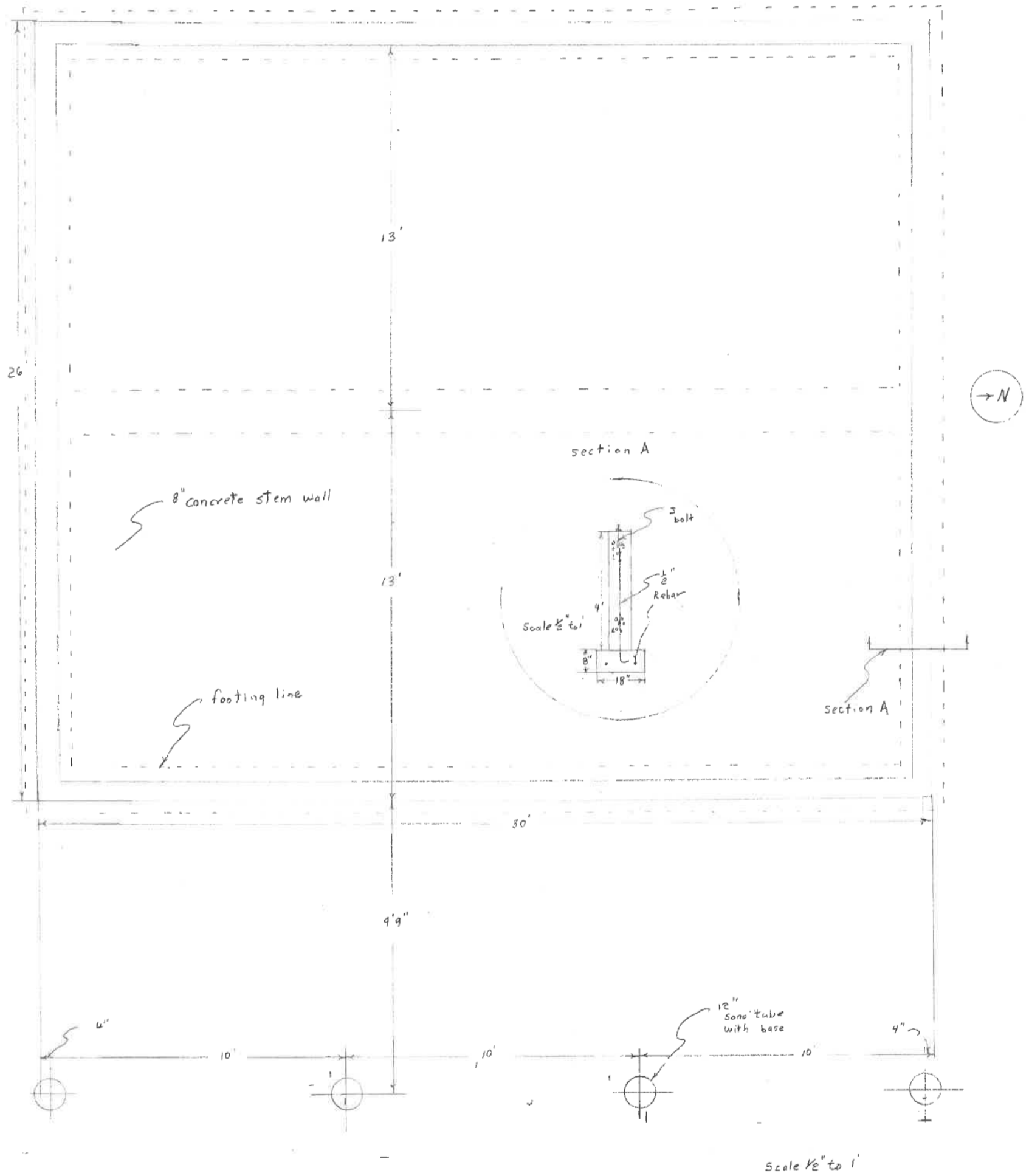


SECOND FLOOR PLAN



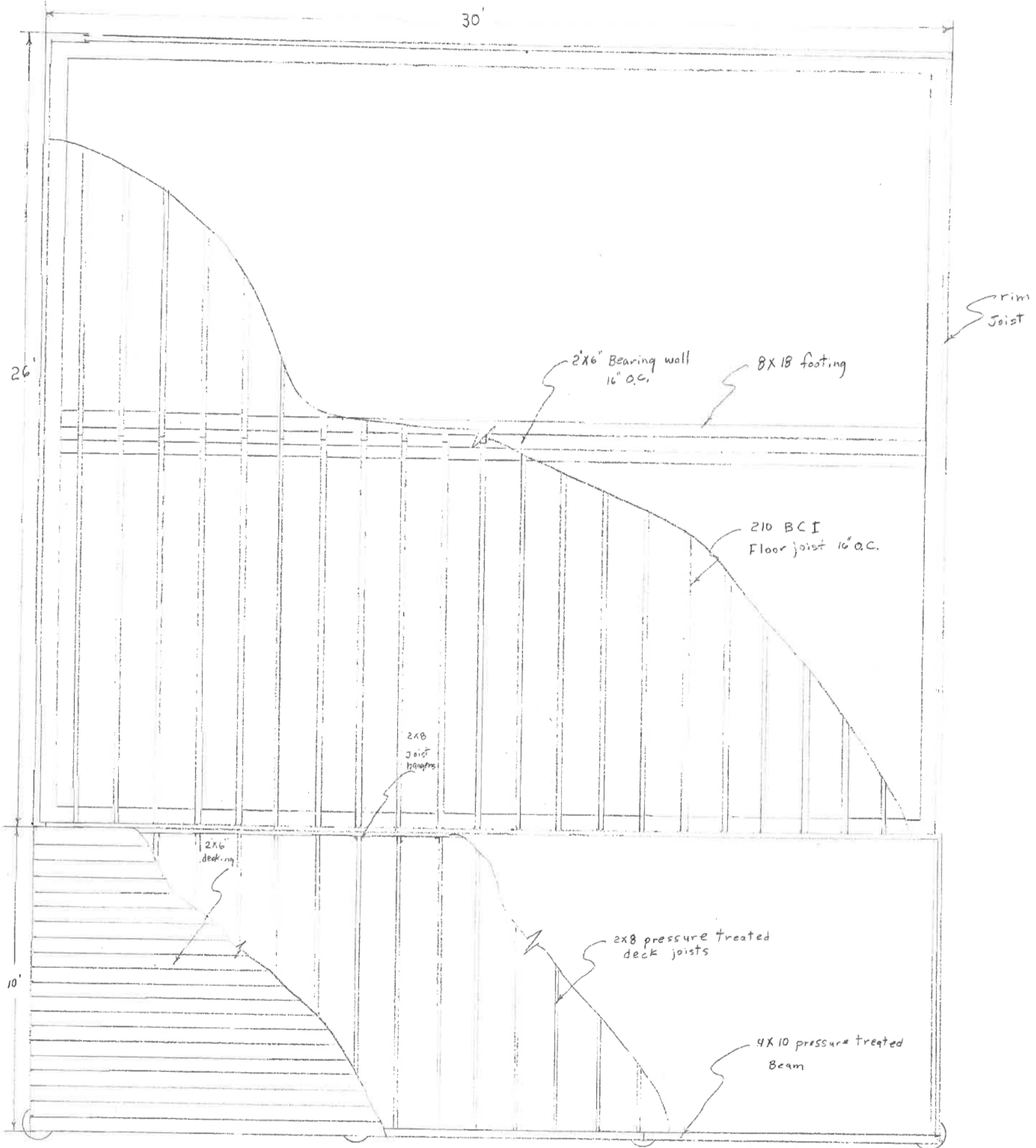
FOUNDATION PLAN

④

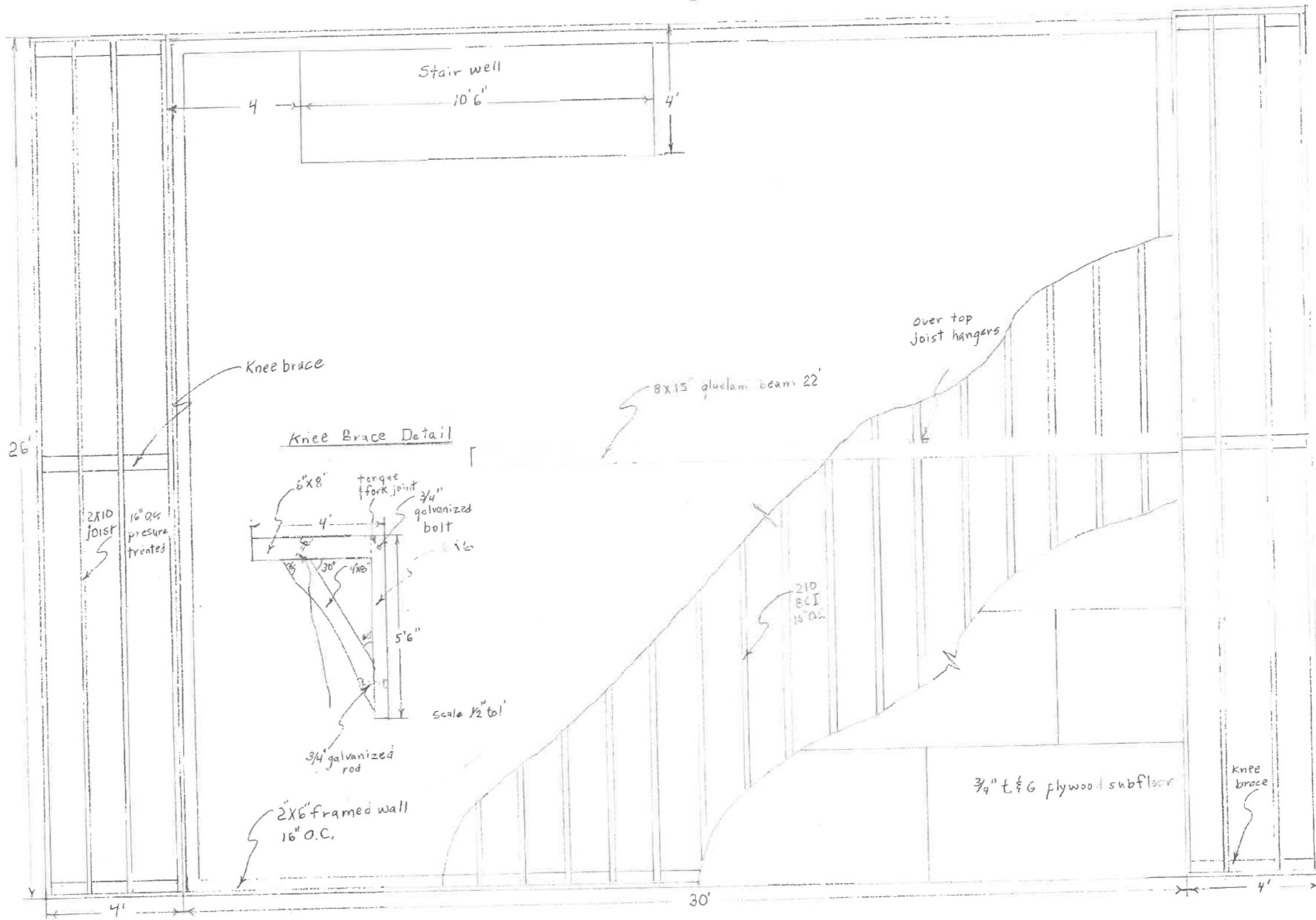


FIRST FLOOR FRAMING

13

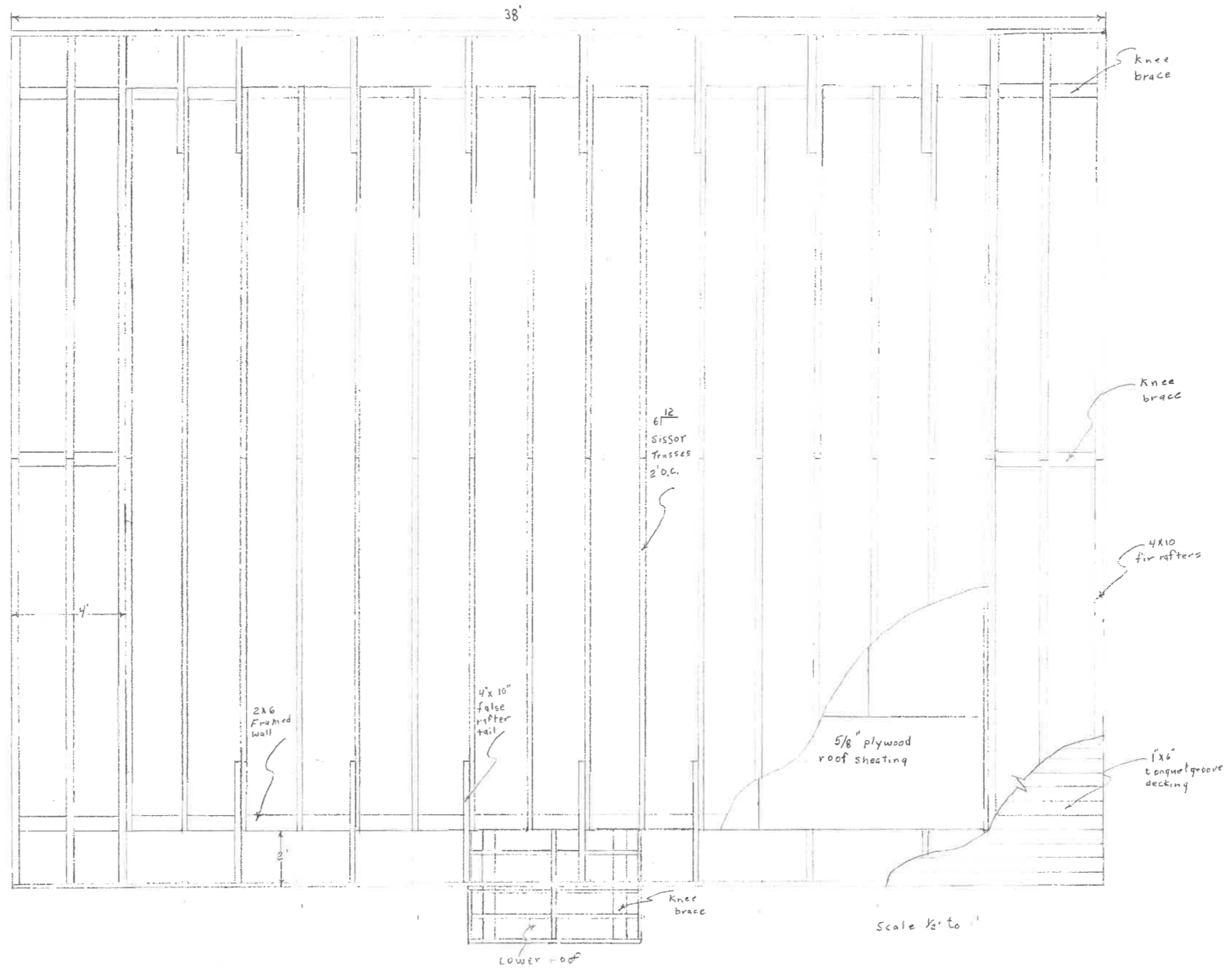


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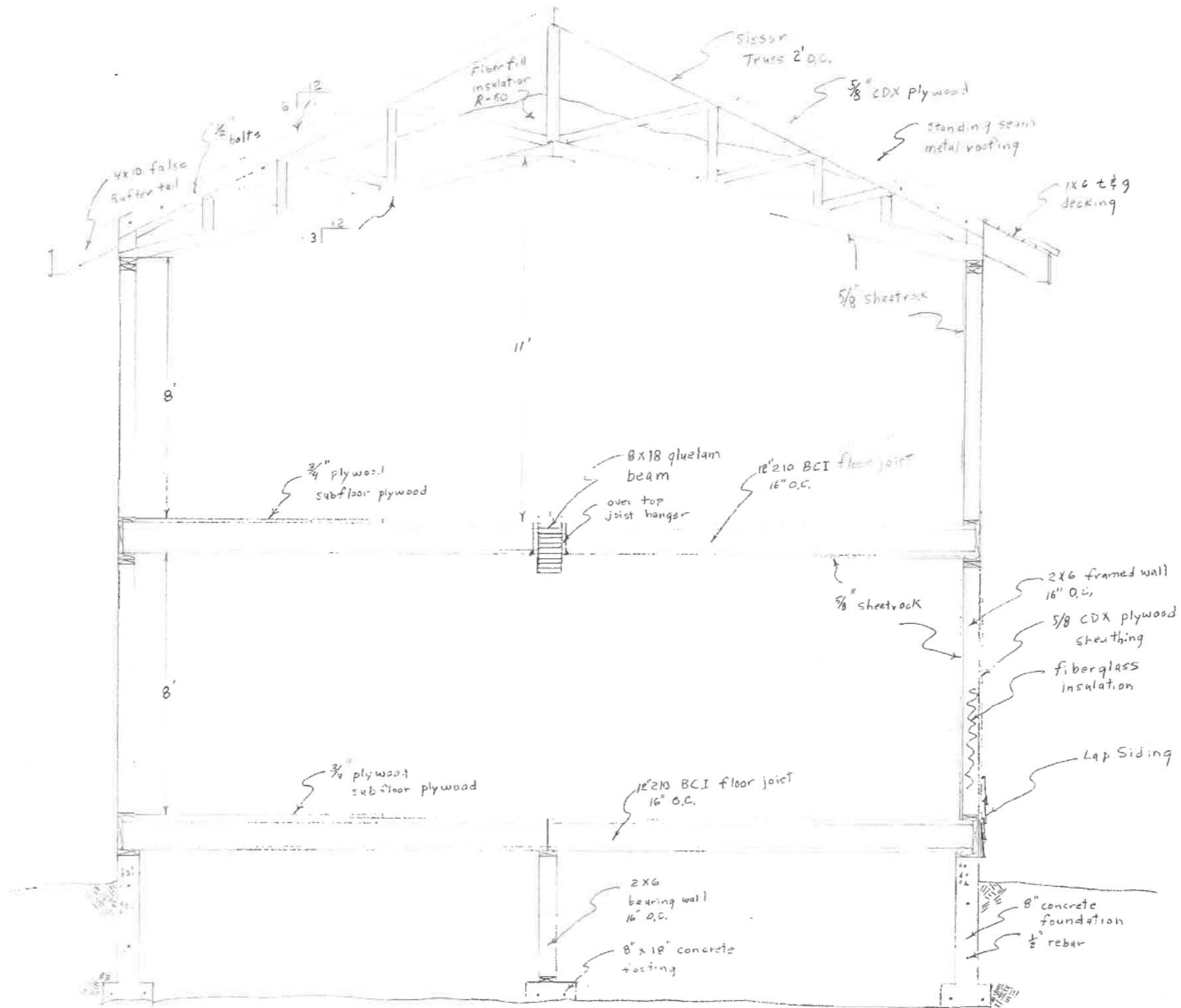


Scale 1/2" to 1'

ROOF FRAMING PLAN

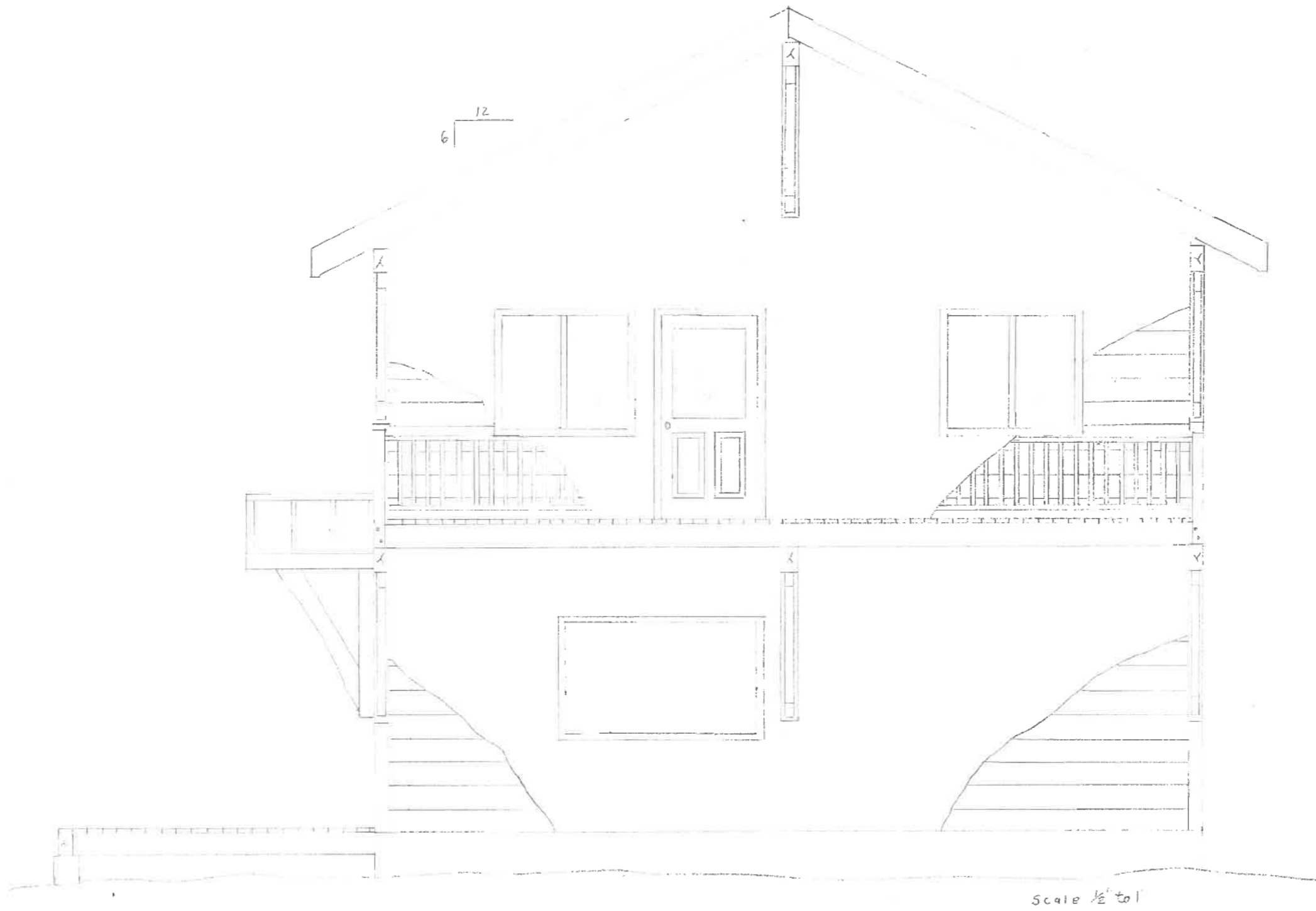


CROSS SECTION

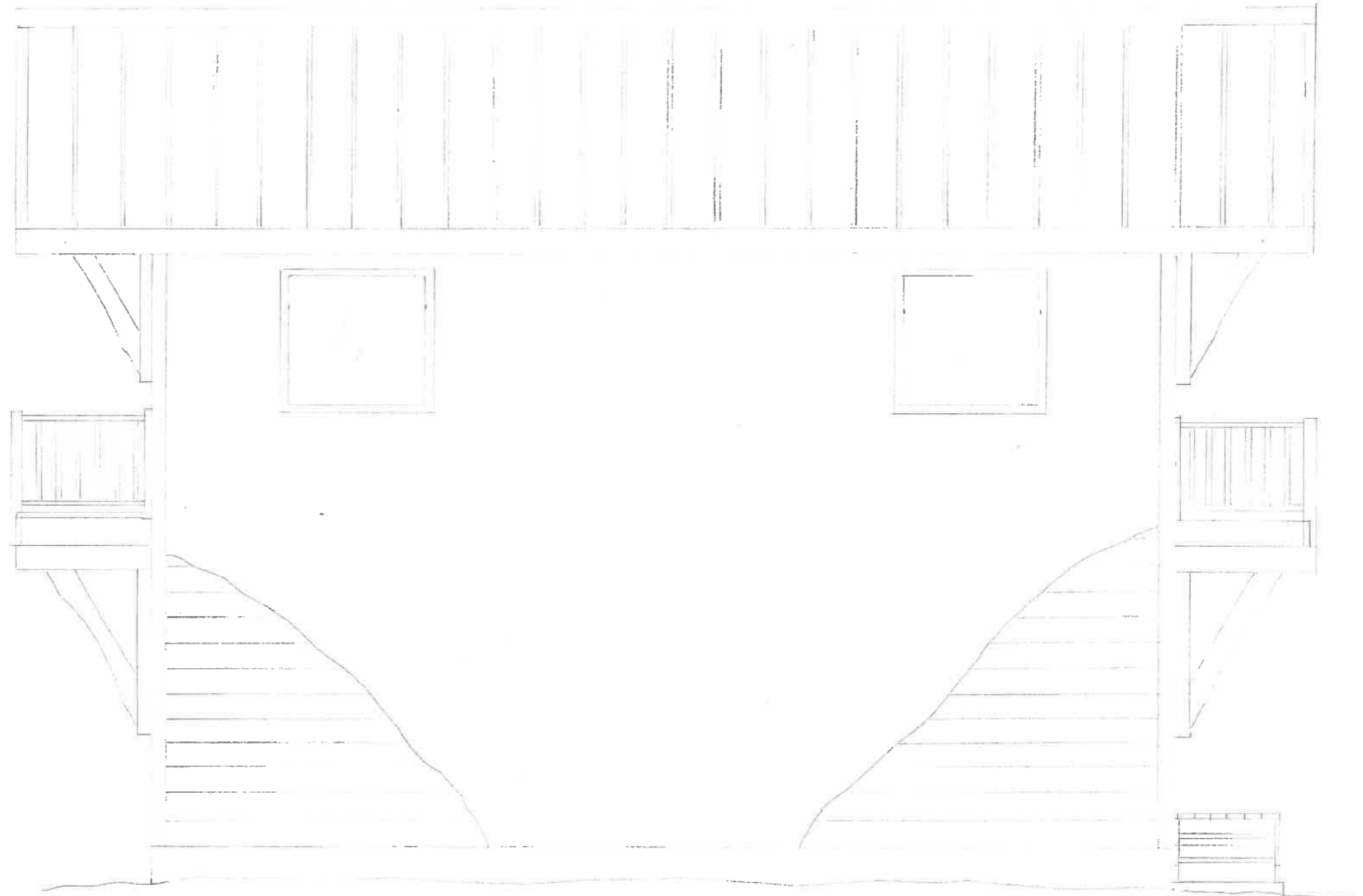


scale - 1/2" to 1'

NORTH ELEVATION



WEST ELEVATION



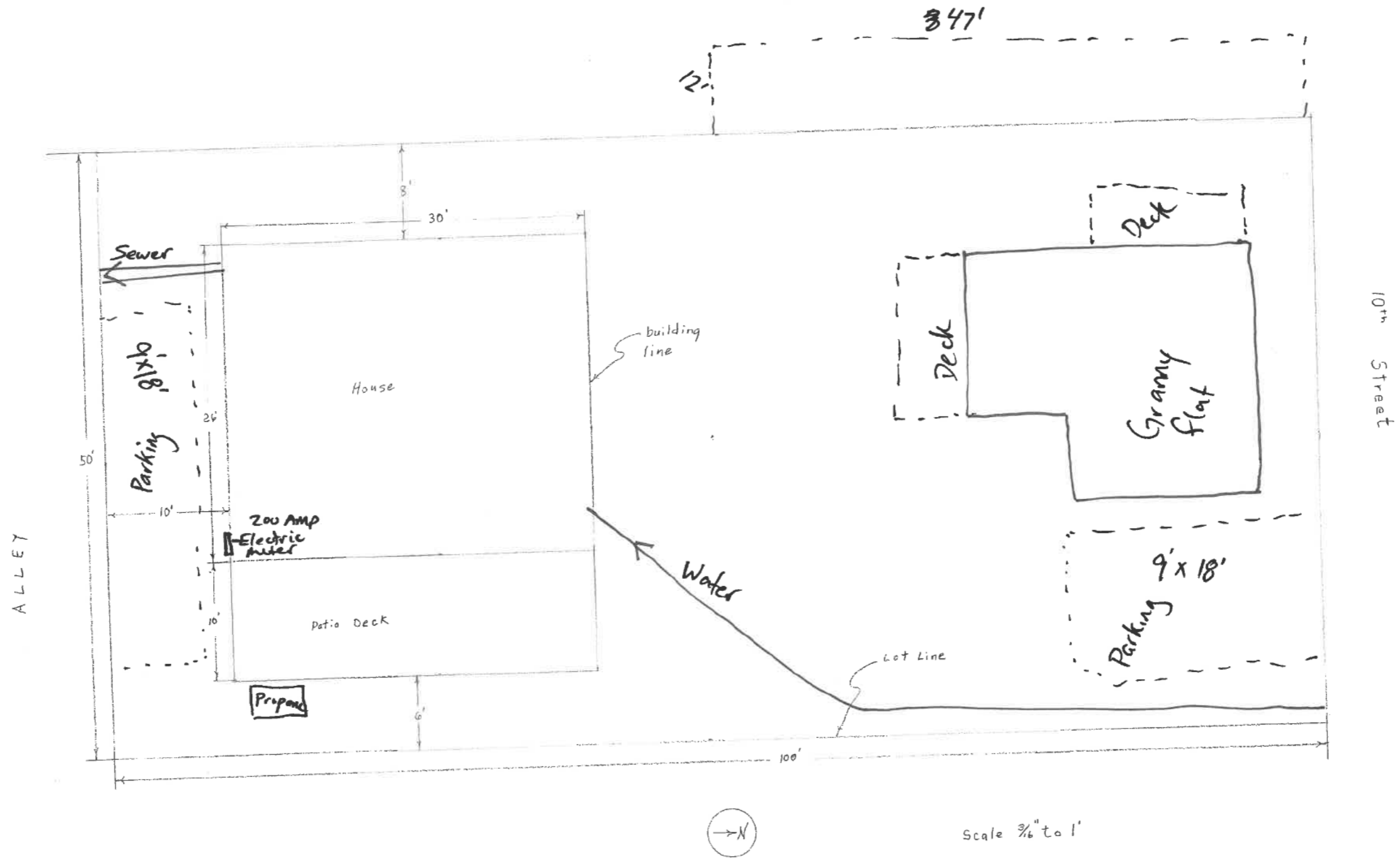
scale 1/2" to 1'

SOUTH ELEVATION



Scale 1/2" to 1'

PLOT PLAN
Lot 4A





Receipt Number: R00022199

Cashier Name: Stacy Fairbanks

Terminal Number: 8

Receipt Date: 6/10/2024 1:30:41 PM

Trans Code: PERMITS - PERMITS

2024034 1,273.00CR
JACKSON, JOHN M & RAPPLEYE, SU

029

Account: 2024034 JACKSON, JOHN M & RAPPLEY \$1,273.00
1,273.00CR LOT 4A, SUBDIVISION

Trans Code: PERMITS - PERMITS

P&Z 50.00CR
JACKSON, JOHN M & RAPPLEYE, SU

2024035

Account: 2024035 JACKSON, JOHN M & RAPPLEY \$50.00
50.00CR LOT 4A, SUBDIVISION

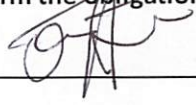
Total Applied Amount: \$1,323.00

Payment Method: CREDIT CAF Payor: JACKSON, JOHN M & RAPP Reference: Visa-Authorized Amount: \$1,323.00

Total Payment Received: \$1,323.00

Change: \$0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X  6/10/2024