

PLANNING & ZONING COMMISSION  
RESOLUTION NO. 24-03R

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE MUNICIPALITY OF SKAGWAY, ALASKA REGARDING CONDITIONAL USE PERMIT APPLICATION NO. 23-72 FROM JONATHAN HILLIS IN THE RESIDENTIAL GENERAL ZONING DISTRICT, REQUEST TO CONVERT GARAGE TO A STUDIO APARTMENT ON LOT 7 BLOCK 105, SKAGWAY TOWNSITE.

WHEREAS, the property is described as Lot 7 Block 105, in Skagway Townsite.

WHEREAS, Jonathan Hillis applied for Conditional Use Permit Application No. 23-72 within the Residential General Zone, Lot 7 Block 105 Request to Convert Garage to a Studio Apartment; and

WHEREAS, the Planning & Zoning Commission held a public hearing on the conditional use request on December 14, 2023, and afforded Jonathan Hillis the opportunity to present evidence and otherwise be fully heard on the application; and

WHEREAS, the Planning & Zoning Commission must find all four of the Standards set out in SMC 19.04.060(B)(3) to exist in order to grant the conditional use; and

WHEREAS, the Planning & Zoning Commission found that per SMC 19.04.060(B)(3)(a) the requested conditional use will protect the public health, safety, and welfare with the following condition:

- The setback requirements are met; and

WHEREAS, the Planning & Zoning Commission found that per SMC 19.04.060(B)(3)(b) the requested conditional use will not permanently or substantially injure the lawful use of the neighboring properties or uses; and

WHEREAS, the Planning & Zoning Commission found that per SMC 19.04.060(B)(3)(c) the requested conditional use will generally be in harmony with the comprehensive plan, coastal management plan, and other officially adopted plans; and

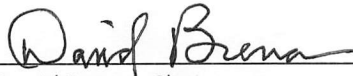
WHEREAS, the Planning & Zoning Commission found that per SMC 19.04.060(B)(3)(d) the requested conditional use will not substantially decrease the value of or be out of harmony with property in the neighboring area;

NOW THEREFORE BE IT RESOLVED by the Planning & Zoning Commission of the Municipality of Skagway, Alaska that Conditional Use Permit Application No. 23-72 from Jonathan Hillis; Lot 7 Block 105, in the Residential General Zoning District is approved if the following condition is met:

- The setback requirements are met.

PASSED AND APPROVED on the 11th day of January, 2024.

**Vote: 4 Aye 1 Nay 0 Absent**



David Brena, Chair

ATTEST:



Kathy Carr, Deputy Borough Clerk

(SEAL)



Return To:	Municipality of Skagway, P.O. Box 415, Skagway, AK 99840 Skagway Recording District, First Judicial District, State of Alaska
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