Municipality of Skagway
Application for a
Conditional Use Permit

Zoning District:
☐ Business General ☐ Residential General ☐ Industrial
☐ Business Historic ☐ Residential Conservation ☐ Industrial Light
☐ Residential Low Density ☐ 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 COMPLETED:
☐ Permit application form, the conditional use request
☐ A plot plan indicating date, north arrow, scale, extent, 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
Phone & Fax 907-612-0624
Mailing Address Box 596, Skagway
Signature Date 3-2-2020

Business Owner:
Name Sam S. Able

Who should we contact regarding this permit?

Property Description
Lot(s)/Block(s) LOT 23A, BD, Pt
Present Use Residential, Sd

CONDITIONAL USE APPLICATION
10/28/2008
Conditional Use Requested: To build a 2-story Apartment above the existing structure.

Does Proposed Work Involve:

MARK ALL BOXES THAT PERTAIN TO YOUR PROJECT

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

Is Property Serviced By:

- Water
- Sewer
- Electric

EXISTING SIZE

- 200 gpm Deep Well
- 1 Tank + 160' Drain Field

PROPOSED SIZE

- Same
- 2 Tanks + 800' Drainfield

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.

Hoisting will increase by one family (2 bed/1.5 bath apt)
Therefore, there will be 1 to 2 more cars on our road.

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

THE PLANNING & ZONING COMMISSION MUST FIND ALL 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:

- My design intends to increase from 150 sq ft to 500 sq ft.
- An additional dual-vehicle carport/meets one less car.
- Living in an RV/Toter/Trailer/Other Substandard housing
- New garage will house vehicles in other projects currently kept exposed to the weather.
- The new building will be well built, insulated, efficient.

CONDITIONAL USE APPLICATION
10/28/2008
B. The requested conditional use will not permanently or substantially injure the lawful use of neighboring properties or uses:

1. My expanded septic system will exceed any demand placed on it.
2. This building has no windows on the east side facing my closest neighbor.

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

1. By providing good quality energy efficient housing, I believe I'm complying with the Comp Plan.
2. The coastal management plan does not apply to this project.

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

The well built structure should at least hold the values steadily if not increase value to the benefit of all my projects. The indoors or undercover and organized a clean.
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:

□ Coastal Development; □ Natural Hazards
□ Coastal Access □ Recreation
□ Energy Facilities □ Sand and Gravel Extraction
□ Fisheries and Fishery Enhancement □ Subsistence Uses
□ Habitats □ Transportation Routes and Facilities
□ Historic, Prehistoric, Archaeological and Cultural Resources □ 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: Spring of 2021

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: 3-2-2020

Official Use Only
Planning Commission Approval
Granted □
Denied □

Public Hearing

Second Hearing (if Requested)

Permit Recorded
Date: __________________
Book: __________
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.
February 21, 2020

Shane Rupprecht
Planning Dept.
Municipality of Skagway

Re: Schindler onsite wastewater system

Dear Mr. Rupprecht:

We have been working on the upgrade to Bruce Schindler's onsite wastewater system on Lot 23A, USS 3312 in Skagway. We are designing a system sized for a six-bedroom house. The plan will incorporate the existing 1,000-gallon septic tank serving the existing house plus a new 1,250-gallon septic tank serving the proposed shop and apartment.

A new drain field will serve both buildings. The existing drain field will either be incorporated into the new drain field, if it is acceptable, or be removed.

This system design will be submitted to DEC for plan review. I do not anticipate any issues in getting plan approval from DEC.

If you have any questions, please contact me at 907-314-3242.

Sincerely yours,

William A. Joiner, P.E., BCEE
Engineer