

Municipality of Skagway

Application for a Conditional Use Permit

Application/Permit # 2024017



For Borough Staff to Fill Out:

Application Complete & Accepted for Review _____ Date _____

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 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 JAMES HIGGINS
 Phone & Fax 253-973-9185 (NO FAX)
 Mailing Address PO BOX 291 SKAGWAY AK 99840
 Signature J-H
 Date 3/29/2024

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

Who should we contact regarding this permit? JAMES HIGGINS 2539739185

Property Description: Lot(s)/Block(s) LOTS 9+10 BLOCK 76
 Present Use SKAGWAY TOWNSITE
302 12TH AVE

Conditional Use Requested Convert garage to accessory dwelling unit

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 type="checkbox"/> Water	<u>1" Copper</u>	_____
<input type="checkbox"/> Sewer	<u>4"</u>	_____
<input type="checkbox"/> Electric	<u>New 200 Amp to Garage</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.

The proposed accessory dwelling unit will convert a well built 2 bedroom housing apartment in an existing garage built in 1979. The property has adequate off-street parking to service the 2-bedroom Accessory dwelling unit.

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, electrical has been upgraded to modern 200 Amp service w/proper smoke detectors, code compliant egress windows will be installed w/modern insulation to meet code.
Electrical Work accomplished by Auke Bay Electric.

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

How, please explain?

Yes, project meets set backs off street parking + will improve property value of neighborhood.

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

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?

Yes, an accessory dwelling unit is in harmony with municipal code + the Residential General code.

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

N/A

- 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: June 1st, 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: 3/29/2024

Official Use Only

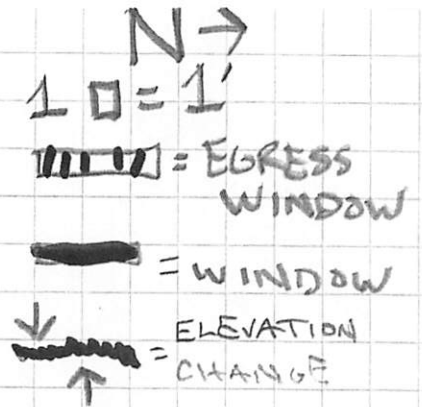
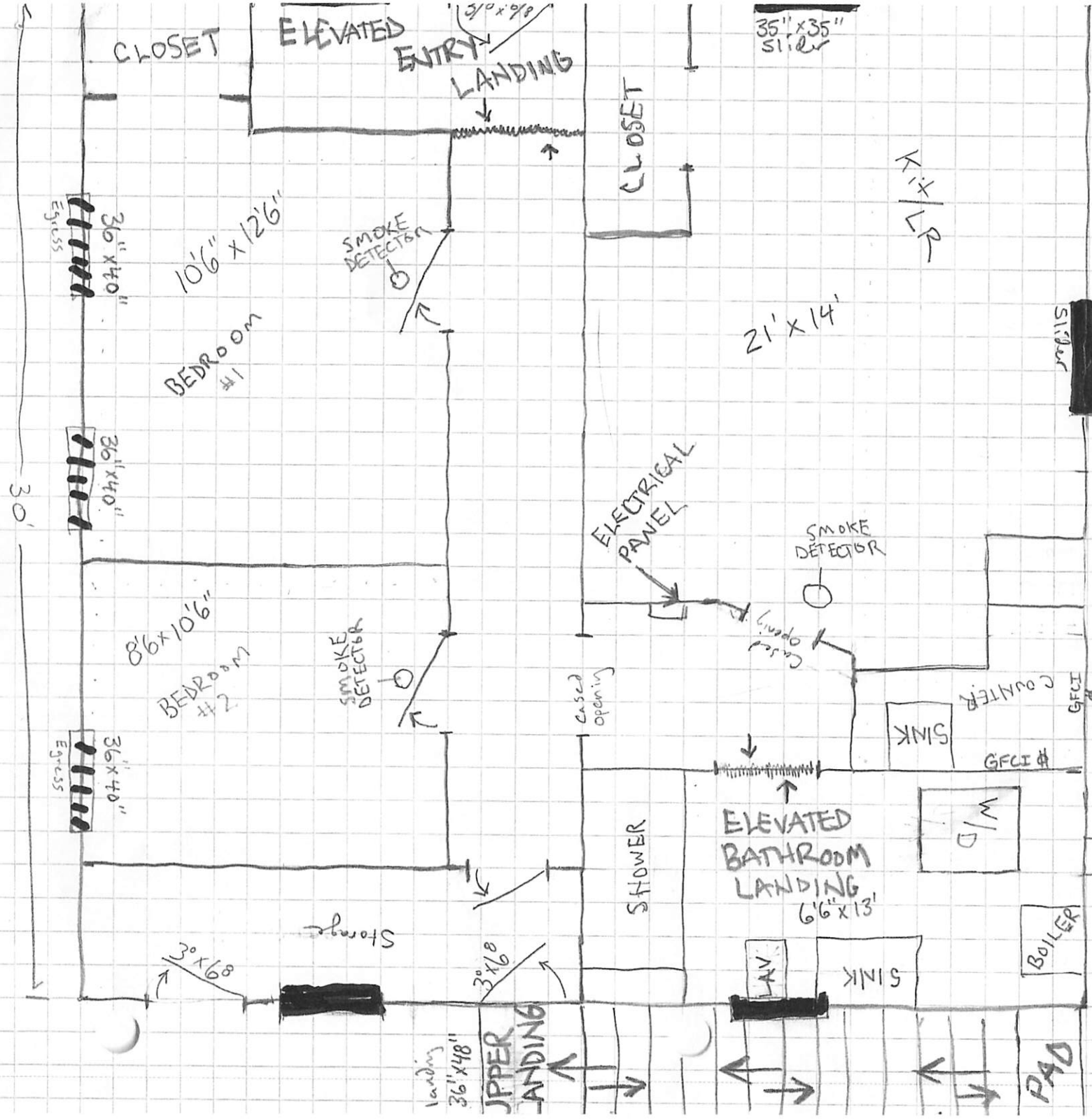
	Planning Commission	Public Hearing	Second Hearing	Permit Recorded
	Approval		(if Requested)	Date: _____
Granted	<input type="checkbox"/>	_____	_____	Book: _____
Denied	<input type="checkbox"/>			Page: _____

Conditions, Instructions, Notes: _____

Coastal Zone Management Consistency Review: _____

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

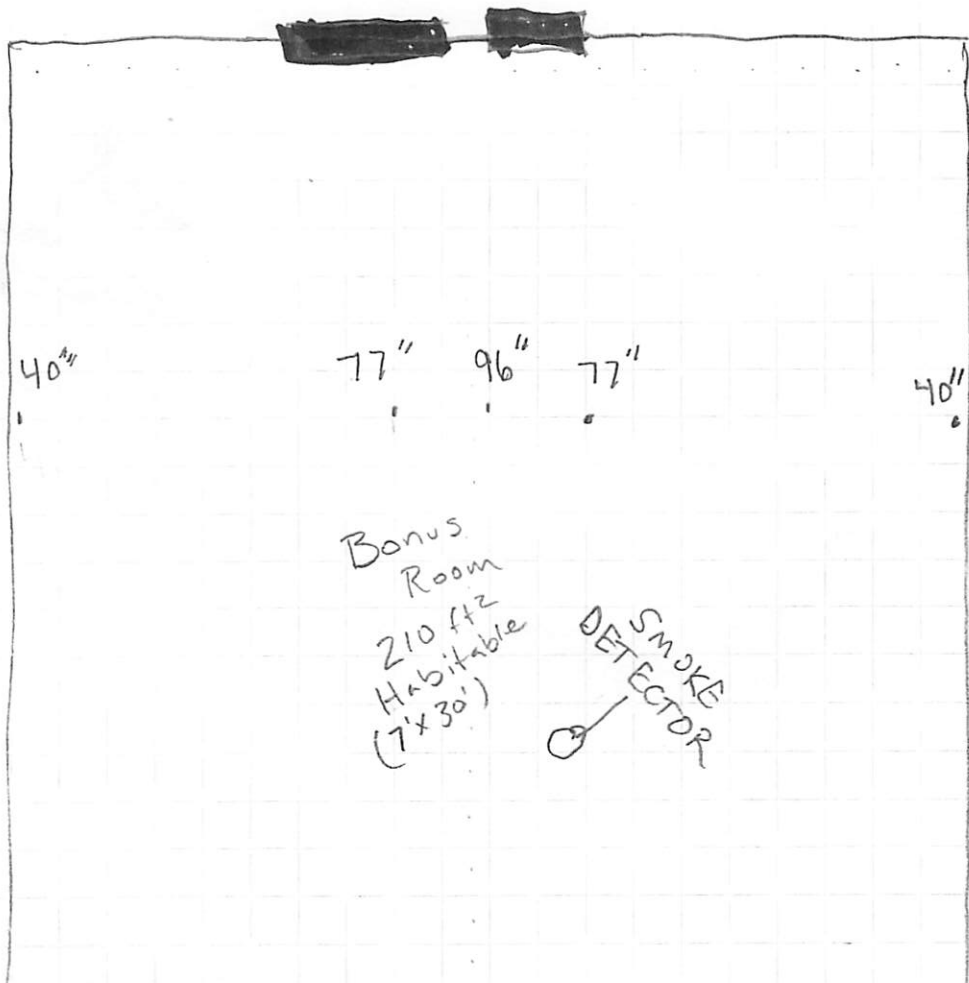
THIS APPLICATION IS NOT YOUR PERMIT, YOU WILL RECEIVE YOUR CONDITIONAL USE PERMIT IN THE MAIL AFTER THIS APPLICATION HAS BEEN APPROVED BY THE APPROPRIATE COMMISSION. AN APPROVED BUILDING PERMIT IS ALSO NEEDED BEFORE ANY CONSTRUCTION BEGINS.



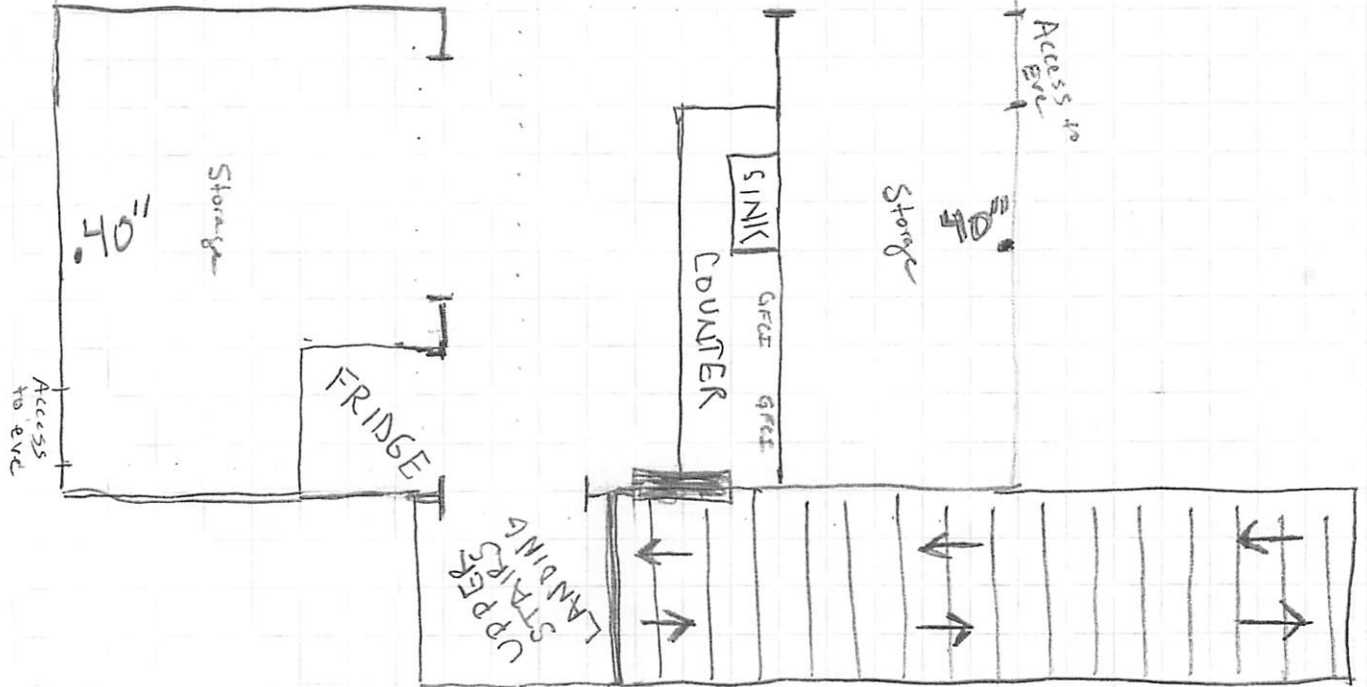
SCALE LOWER
 ==

N →
1" = 1'

■ = WINDOW



SCALE
UPPER
=



SITE PLAN

LOTS 9+10

BLOCK 76

SKAGWAY TOWNSITE

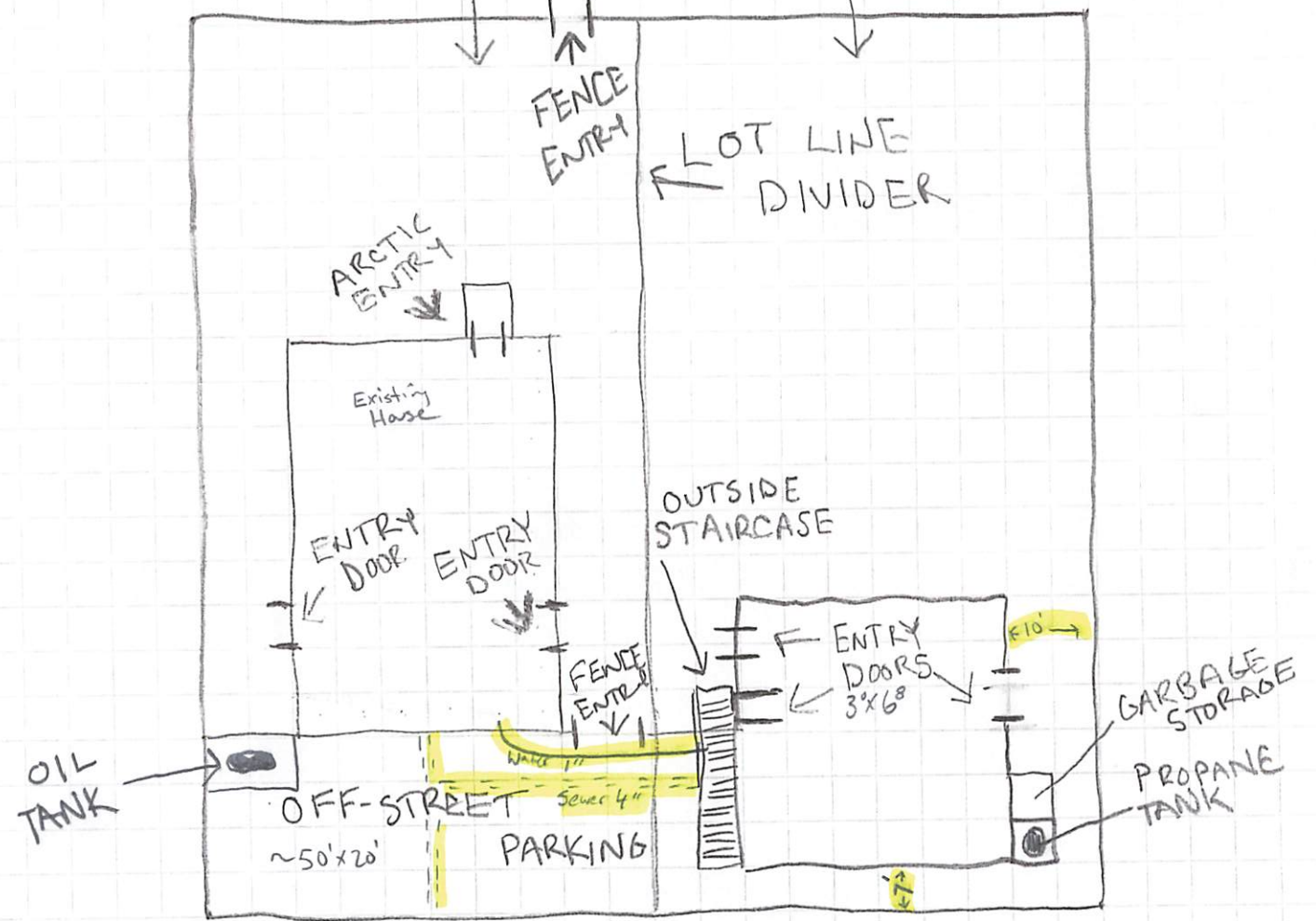
302 12TH AVE, SKAGWAY 99840



1 [hatched square] = 5'

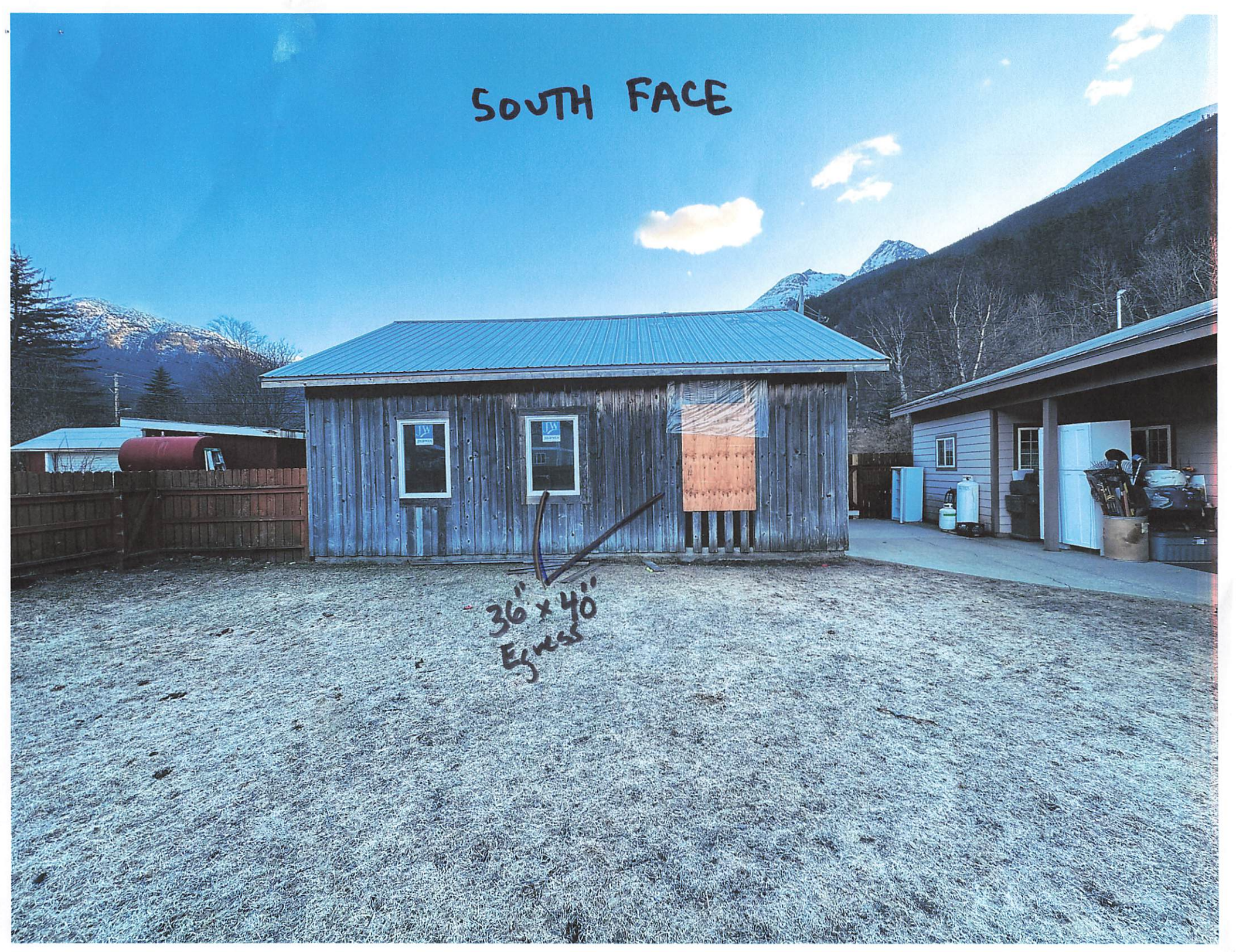
50' x 100' LOT 9

50' x 100' LOT 10



SOUTH FACE

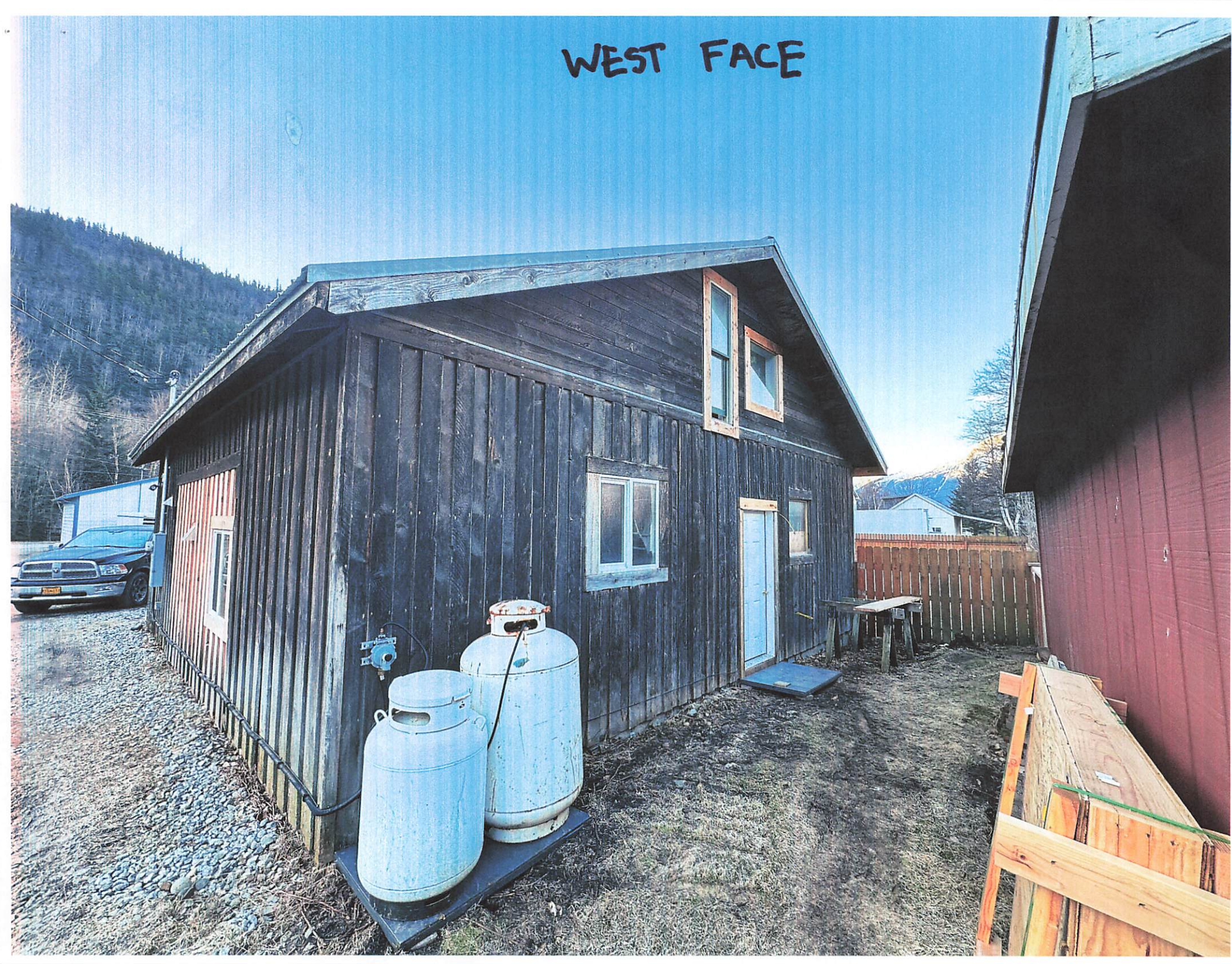
36" x 40"
Egress



NORTH FACE



WEST FACE



EAST FACE
B

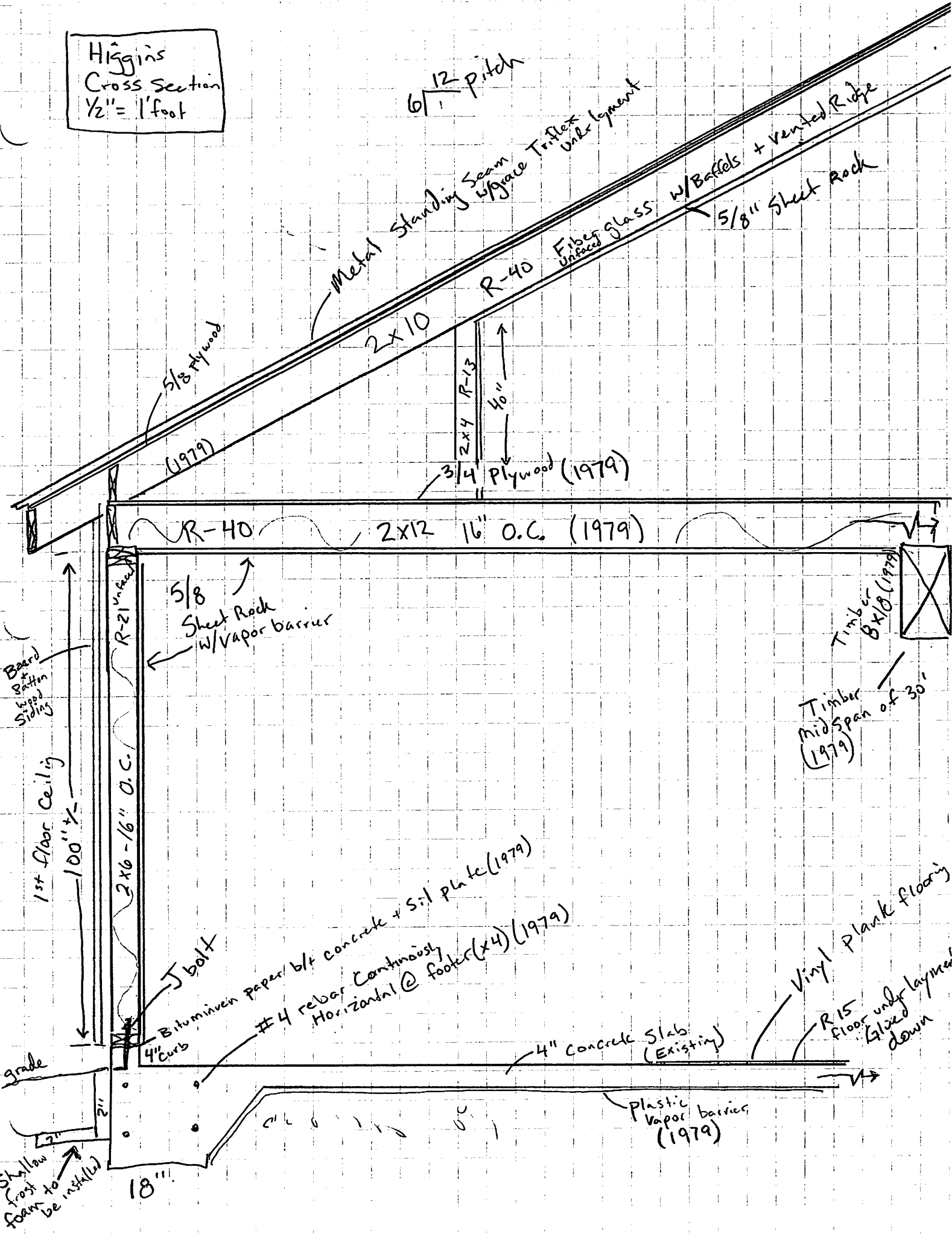


EAST FACE
#A



Higgins
 Cross Section
 1/2" = 1' foot

6/12 pitch



Bead & Batten
 Lap Siding

1st floor Ceiling
 100" x 100"

Grade

Shallow
 frost
 foam to
 be installed

R-21
 2x6 - 16" O.C.

5/8
 Sheet Rock
 w/ Vapor barrier

J bolt

4" Curb

18"

Bituminous paper/ b/c concrete + sil plate (1979)
 #4 rebar continuously
 Horizontal @ footer (x4) (1979)

4" concrete Slab
 (Existing)

plastic
 vapor barrier
 (1979)

Timber
 Midspan of 30'
 (1979)

Timber
 8x10 (1979)

Vinyl Plank flooring
 R-15
 floor underlayment
 Glazed
 down

5/8 Plywood
 (1979)

2x10

2x4 R-13

40"

3/4 Plywood (1979)

R-40

Fiberglass
 Unfaced

w/ Baffles + vented Ridge

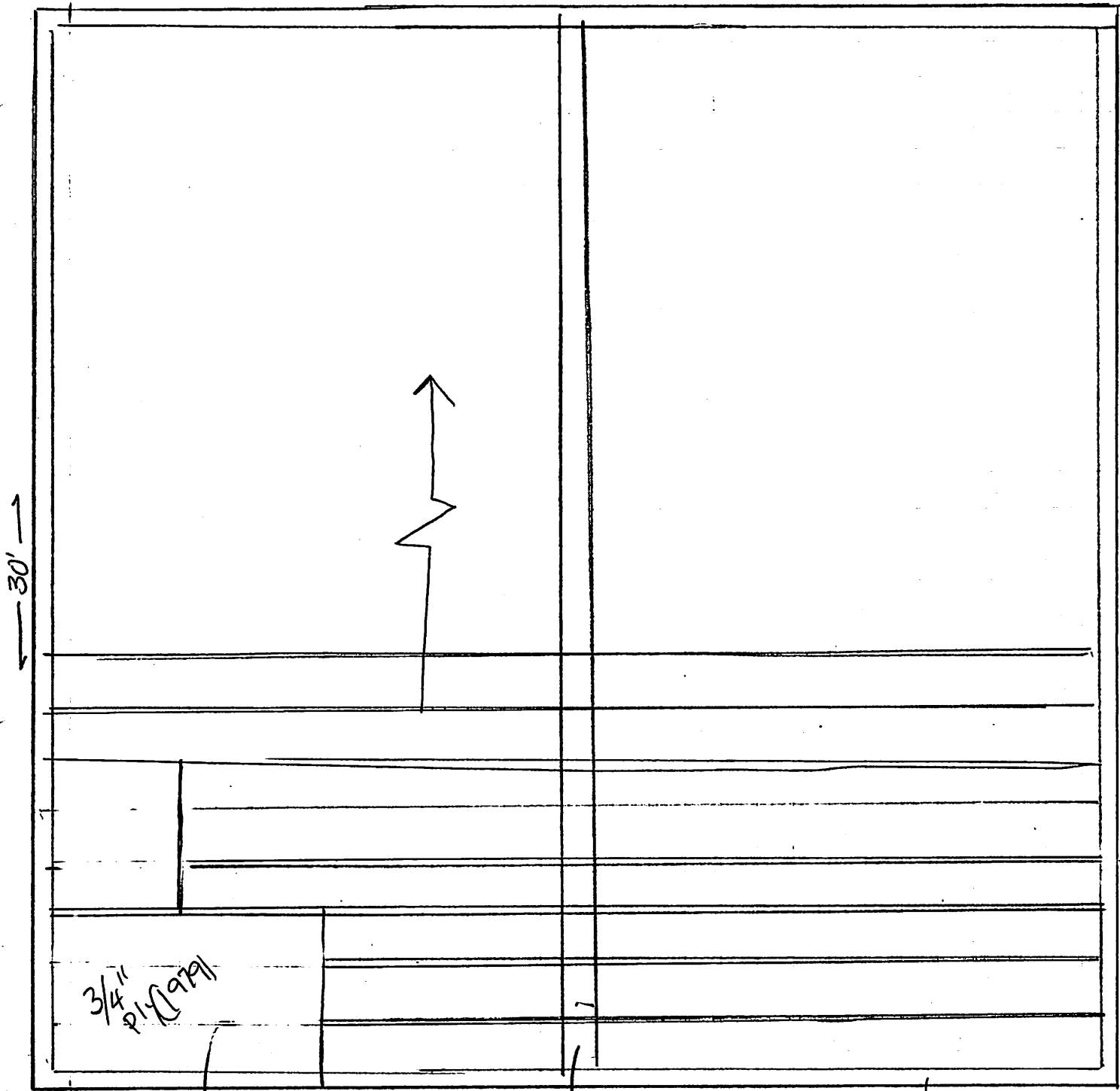
5/8" Sheet Rock

R-40

2x12 16" O.C. (1979)

1/2"

Higgins
2nd floor framing (1979) 1/4" = 1'



3/4" Ply (1979)

2x12 Joist
(1979)

8x18" Wood Beam
(1979)

framed 2x6 Wall

← 30' →

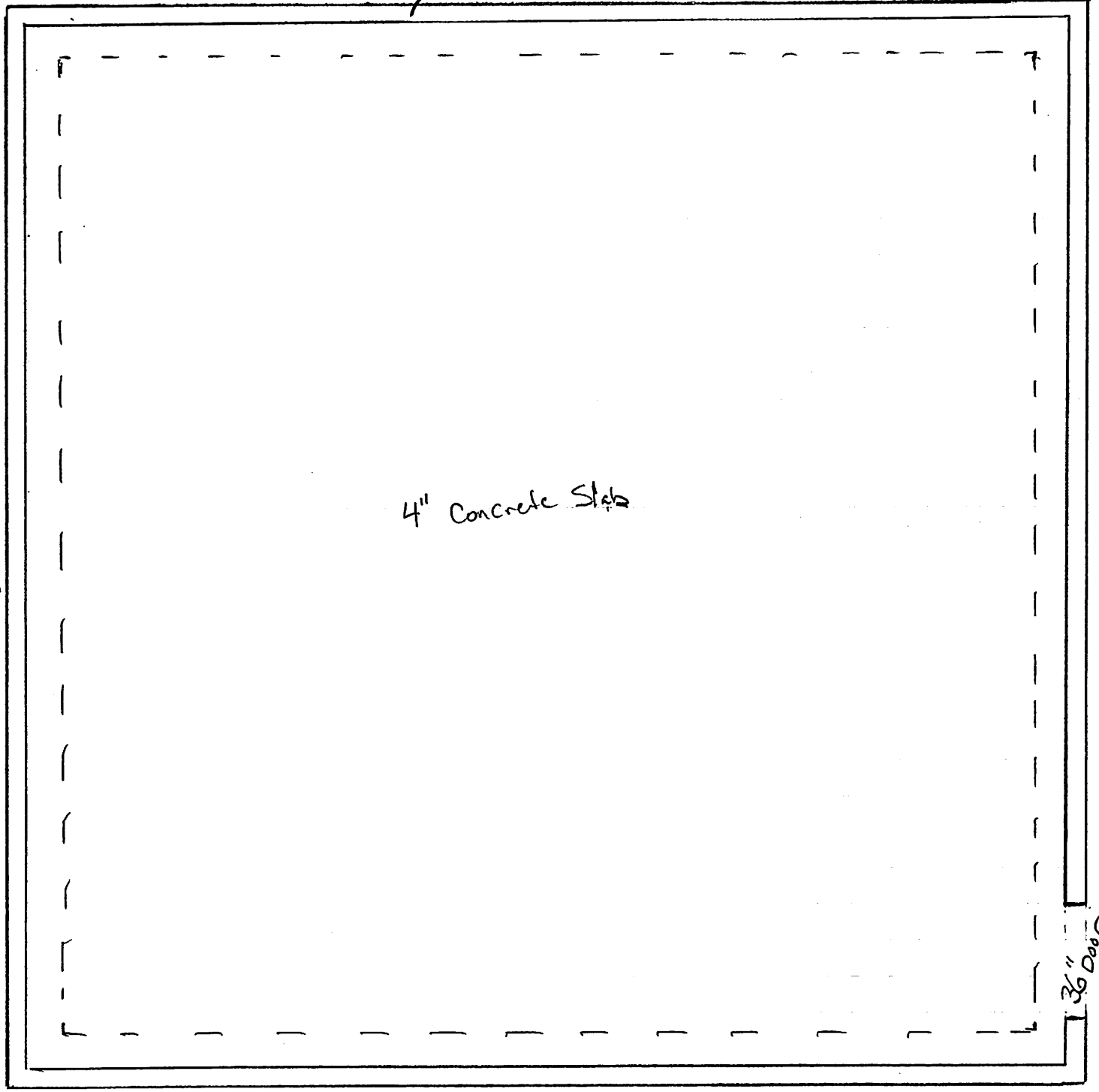
J. Higgin
Existing Foundation
Plan view

← 30' →

6" w x 4" Tall
concrete
curb

7/8" x 1/8" Turn Down
Footer

← 30' →



30" Dia

1/4" = 1' 5 1/2"

Stacy Fairbanks

From: Jim Higgins <jamesdhiggins@yahoo.com>
Sent: Friday, March 29, 2024 1:57 PM
To: Stacy Fairbanks
Subject: [External Email] Higgins alley, survey markers

[ATTENTION: This Email was received from outside the Municipality]

Hi Stacy,

Please add these photos of the North side of my alley to the file.

Circled are the survey markers from 2020.

Thank you
Jim Higgins



Crop





Receipt Number: R00020368

Cashier Name: Stacy Fairbanks

Terminal Number: 8

Receipt Date: 3/29/2024 1:52:58 PM

Trans Code: PERMITS - PERMITS

Account: 2024017 HIGGINS, OWNER , JAMES

\$50.00

P&Z 50.00CR

2024017

50.00CR

LOTS 9 & 10, BLOCK 7

HIGGINS, OWNER , JAMES

Total Applied Amount: \$50.00

Payment Method: Check

Payor: HIGGINS, OWNER , JAMES Reference: 1003

Amount: \$50.00

Total Payment Received: \$50.00

Change: \$0.00