

Municipality of Skagway

Application/Permit # 2024018

Application for **RECEIVED** *Conditional Use Permit*

APR 01 2024
MUNICIPALITY OF SKAGWAY

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 Name ROYAL HWY TOURS INC.

Owner: Phone & Fax 907-612-0150

Mailing Address _____

Signature _____

Date _____

Business Name P.A.R.N. (WHITE PASS)

Owner: Phone & Fax 907-983-9802

Mailing Address _____

Who should we contact regarding this permit? Cynthia Tronrud 907-983-9802

Lot(s)/Block(s) Lot 1 of Block 44

Property Description:

Municipality of Skagway
Application for a
Conditional Use Permit

Application/Permit # _____

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

Zoning District:

- | | | |
|--|---|--|
| <input type="checkbox"/> Business General | <input type="checkbox"/> Residential General | <input checked="" type="checkbox"/> Industrial |
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Applications will not be processed until all application fees have been submitted.

Property Name _____ **ROYAL HWY TOURS INC.** _____
Owner: Phone & Fax _____ **907-612-0150** _____
Mailing Address **450 3rd Ave West, Seattle, WA 98119** _____
Signature _____ *Handwritten Signature* _____
Date **04/01/2024** _____

Business Name _____ **P.A.R.N. (WHITE PASS)** _____
Owner: Phone & Fax _____ **907-983-9802** _____
Mailing Address **POB 435, Skagway, AK 99840** _____
Who should we contact regarding this permit? _____ **Cynthia Tronrud 907-983-9802**
Lot(s)/Block(s) _____ **Lot 1 of Block 44**

Property Description:

Present use: Current use is employeecar parking for the HAP building on the South side of the lot.

Conditional Use Requested: Applicant requests authorization to conduct commercial sales on a lot zoned industrial.

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
X Water	___ 1 Inch ___	_ No change _
X Sewer	___ 4 Inch ___	_ No change _
X Electric	___ N/A ___	_ TBD _

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.

Offstreet parking capacity will be maintained. All existing memorial trees and beautification trees alongside the street and sidewalk will be maintained. Pedestrian traffic will be trafficked in such a manner to minimize noise and pedestrian queing to the adjacent administrative office building.

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?

This Caboose Establishment existed under a prior Conditional Use Permit located near the Railroad Dock. Due to the developing rock fall hazard, this structure was removed and services suspended. Re-establishment of this facility at the proposed location will provide re-establish services to the public and vistors in a secure location.

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

How, please explain?

The proposed location is in a sparsely developed area with some adjacent open lots. Pedestrian traffic flows are well established and pre-existing therefore no injury is anticipated to existing or future uses.

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?

The proposed structure and use is in alignment with the comprehensive management plans. The proposed structure and its commercial business will provide services, including refreshments, to recreating visits.

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?

This condition use permit will add value to the property thereby increasing value of adjacent properties.

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? No Yes

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: __Thirty days after receipt of permit._____

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: David W. [Signature]
Date: 04/01/2024

Official Use Only

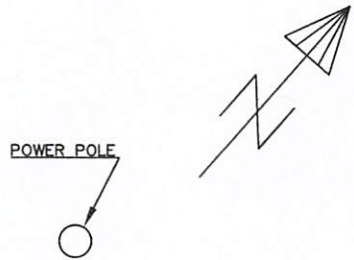
	Planning Commission	Public Hearing	Second Hearing	Permit Recorded
	Approval		(if Requested)	Date: _____
Granted	<input type="checkbox"/>	_____	_____	Book: _____
Denied	<input type="checkbox"/>			Page: _____

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.



DUMPSTER PAD

GRAVEL OFF-STREET PARKING FOR ROYAL HWAY TOURS INC. AND P.A.R.N. VIA ADJACENT P.A.R.N LOTS

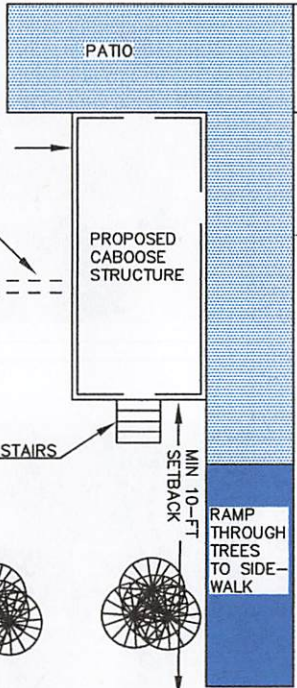
POWER POLE



EXISTING ROYAL HWAY TOURS INC. BLDG

SHALL MEET OR EXCEED MIN. SEPARATION

WATER & SEWER SERVICE CONNECTED TO EXISTING



PATIO

PROPOSED CABOOSE STRUCTURE

SERVICE STAIRS

MIN. 10-FT SETBACK

RAMP THROUGH TREES TO SIDEWALK



PUBLIC STAIRS TO GRAVEL WALK FROM SIDEWALK

10-FT MIN SETBACK



ALL EXISTING TREES TO REMAIN

1ST AVE

BROADWAY ST.

PROPOSED GENERAL SITE PLAN
P.A.R.N PROPOSAL
COFFEE CABOOSE
MARCH 2024

Photo 1.

North wall with customer entry/exit door.



Photo 2.

South Wall

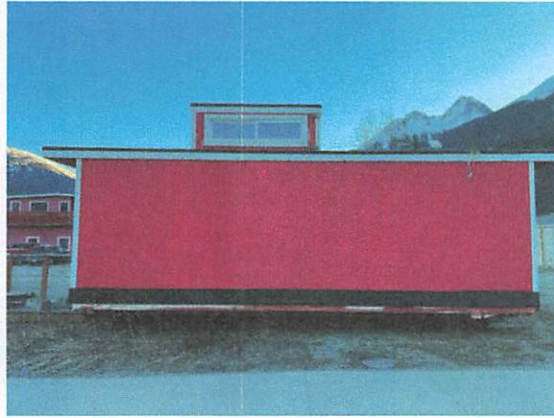


Photo 3.

West wall with customer entry/exit door.

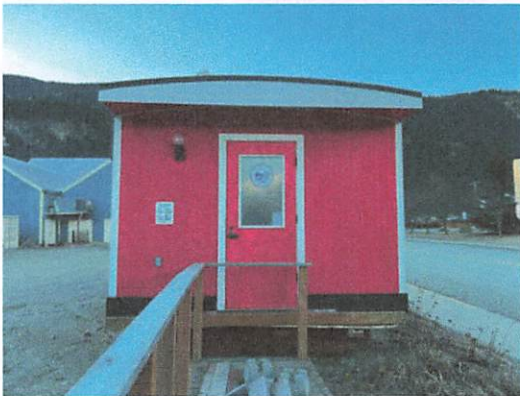
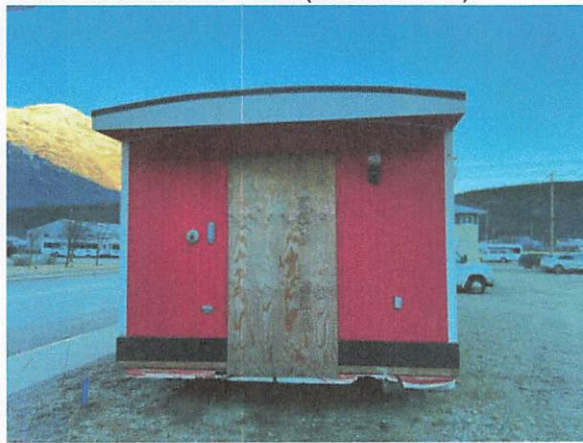


Photo 4.

West wall with service door (boarded over).



Nominal Structure dimensions:

Exterior Width: 12.3 ft

Exterior Length: 26.5 ft

Exterior Height: 9 ft at eaves; 12 ft at cupola

TYPICAL ROOF ASSEMBLY

TORCH DOWN ROOFING

5/8" CDX PLYWOOD

6" RAFTERS FROM 2x12 AT 16" OC

R-11 INSULATION

6 MIL VISQUEEN

5/8" GYPSUM WALL BOARD

1x4 T&G BEADED FIR

TYPICAL EXTERIOR WALL

1x4 T&G SIDING

TYVEK BUILDING WRAP

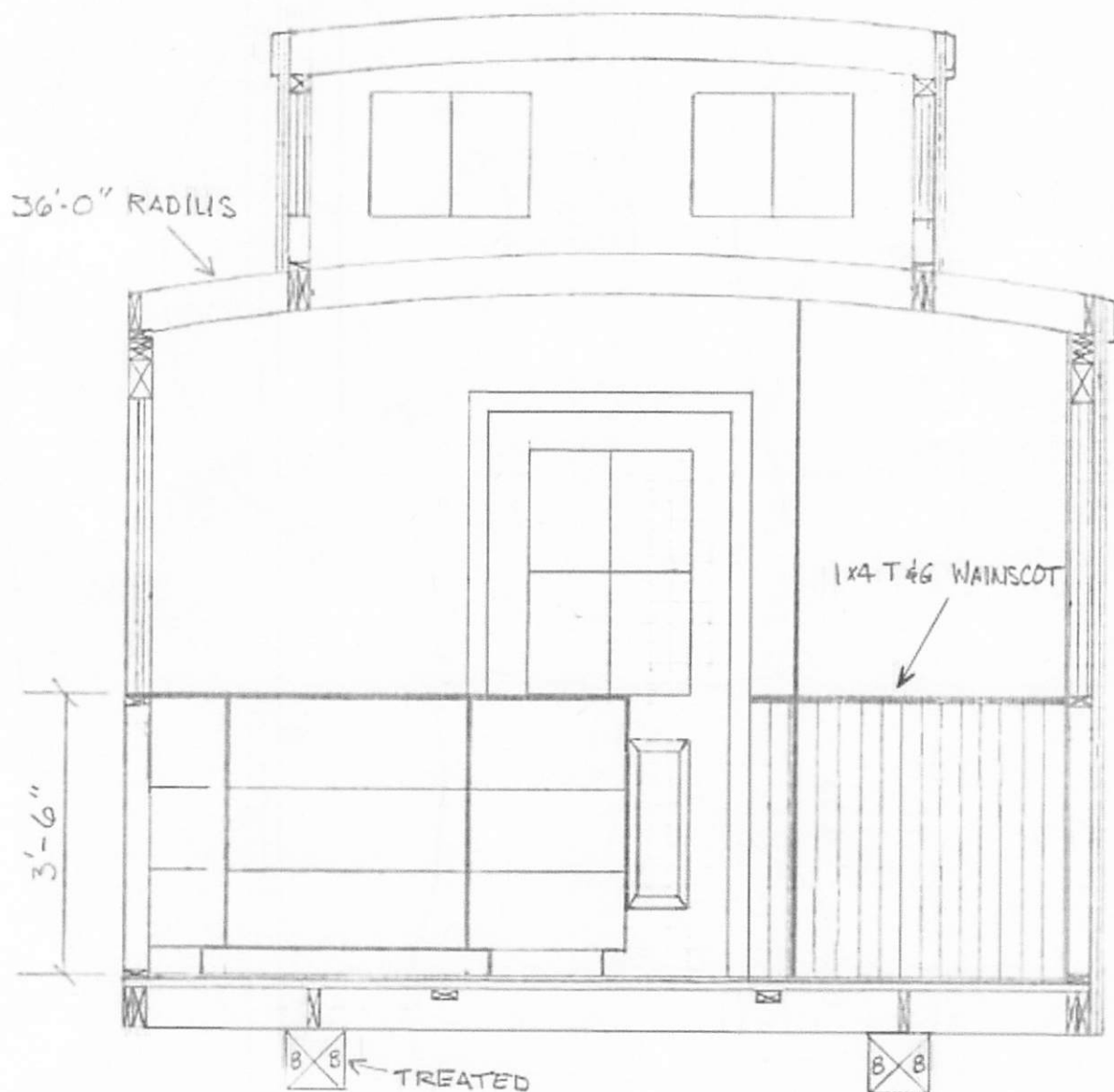
5/8" CDX PLYWOOD

2x4 STUDS AT 16" OC

R-11 BATT INSULATION

6 MIL VISQUEEN

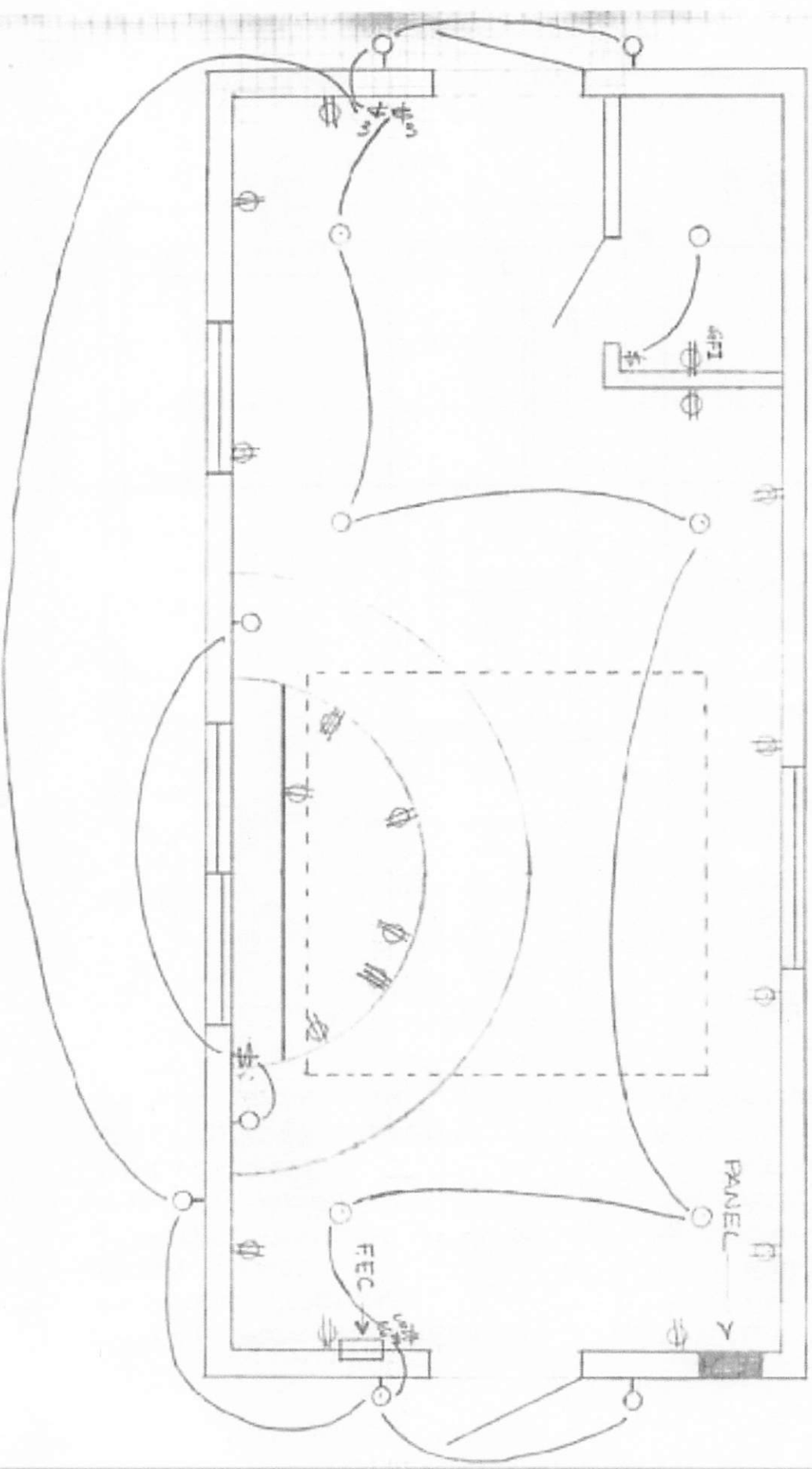
5/8" GYPSUM WALL BOARD



BUILDING SECTION

A-A

ELECTRICAL PLAN





Receipt Number: R00020431

Cashier Name: Stacy Fairbanks

Terminal Number: 8

Receipt Date: 4/1/2024 3:51:40 PM

Trans Code: PERMITS - PERMITS

P&Z 50.00CR
LOT 1

2024018

Account: 2024018 PARN COMPANY

50.00CR

PARN COMPANY

\$50.00

Trans Code: PERMITS - PERMITS

2024019 220.00CR
LOT 1

004

Account: 2024019 ROYAL HYWAY TOURS, INC.

220.00CR

ROYAL HYWAY TOURS, INC.

\$220.00

Total Applied Amount: \$270.00

Payment Method: CREDIT CAF Payor: PARN COMPANY

Reference: MasterCard-Authorized Amount: \$270.00

Total Payment Received: \$270.00

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