

Seldovia Planning Commission

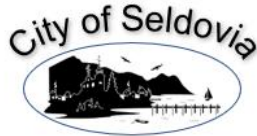
Laydown

August 7, 2019
Regular Meeting

Page 1 Clerk Memo- Item G2.
Page 2-9 Building Permit Application- Revision Revised

NOTES:

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P.O. Drawer B Seldovia, Alaska 99663 Phone: (907) 234-7643, Fax: (907) 234-7430 email: cityclerk@cityofseldovia.com

City Clerk Memo

Planning Commission Meeting-

Date:08/07/2019

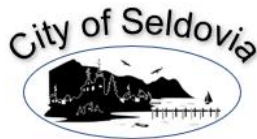
Item: G2

Statement: Upon review of planning commission packet it was discovered that the justification for vacation statement on the petition to vacate presented for Item G2- Consideration of Replat Seldovia Island 2019 and Vacation of Backer's Island Lane was hard to decipher in printed form. The scanned statement was more legible enlarged electronically and is provided below.

The petitioner must provide reasonable justification for the vacation. Reason for vacating:
Application to construct road to the right-of-way has been denied by City, Corps of Engineers, & DNR. Therefore owner feels the right-of-way and Lots it serves are no longer feasible or desired. Surrounding water and tidelands are the only real and actual means of access to the land except for two adjoining private lands. Owner desires privacy and there is no longer a need for public access onto property.
This right-of-way does not serve any other properties, or the public for any sort of thorough fare, and as such does not provide access to public waters.
The petition must be signed by the petitioner.

The petitioner must provide reasonable justification for the vacation. Reason for vacating:

Application to construct road to the right-of-way has been denied by City, Corps of Engineers, & DNR. Therefore owner (feels?) the right-of-way and Lots it serves are no longer feasible or desired. Surrounding water and tidelands are the only real and actual means of access to the land except for two adjoining private lands. Owner desires privacy and there is no longer a need for public access onto property. The right-of-way does not serve and other properties or the public for any sort of thorough fare, and as such does not provide access to public waters.



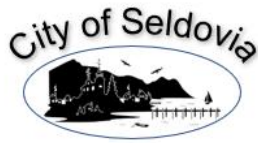
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Building Permit Application Frequently Asked Questions

1. **Do I need a building permit?** Title 17 of the Seldovia Municipal Code states that building permits are needed for “any exterior structural change in or addition to any building, or construction of any new building or structure, exempting unattached structures of 100 square feet or less,” anywhere within the city limits or at the airport. This includes the addition of walkways, decks, wall bump-outs, stairways, or any other modification to a structure that affects the lot coverage.
2. **Is there a building code that applies to my project?** Yes. Title 17 also establishes a building code, electrical code, plumbing code, mechanical code, building efficiency standards, and a fire prevention code that all construction within the city must meet.
3. **Will my building project be inspected?** Who will be checking up on my compliance with the codes? The city does not employ a building inspector. This is why you are required to submit your plans to Planning & Zoning for review of your code compliance. The city manager is charged with enforcement of the city ordinances, and penalties exist for violations. Your lending institution may require inspections by a certified ICBO inspector.
4. **What other city regulations does my building project have to comply with?** Title 18 of the Seldovia Municipal Code establishes the city zoning codes. These regulate location and use of all buildings within the city. It is the responsibility of the landowner to review these codes and insure that his planned project is in compliance. Copies are available in the city office.
5. **What restrictions or requirements apply to my project?** These restrictions and requirements are spelled out in Title 18. There is a Building Permit Application Checklist in your permit package that will help you review them.
6. **Will I need a survey?** No. The City of Seldovia does not require a survey, but you are responsible for siting your project accurately on your lot. You may be required to move or remove a structure that is in violation. Your lending institution may require an as-built survey.

7. **Do I need architectural drawings or blueprints?** No, you do not need professionally prepared drawings. You may prepare the required drawings yourself, so long as they cover all the specified aspects of your project. The state does have separate regulations requiring professional certified plans that apply to commercial structures, and Planning & Zoning will not consider a commercial application until state regulations are met. Your lending institution may require professional, and/or certified plans.
8. **Where can I get help with my application?** The place to start is at the city clerk's office. The clerk will provide you with an application package and information concerning building codes and zoning ordinances. You are always welcome to submit your questions to Planning & Zoning at their monthly meetings while you are still in the planning phases of your project. P&Z would far rather work with you to help you comply with the laws than to have to turn down your application.
9. **What if I'm in a hurry due to weather/materials/logistics and I have to start my project before I can get a permit?** Your building permit application should be part of your long-range construction planning. You are responsible for obtaining the permit before you begin, and penalties exist for building without it.
10. **Won't submitting this permit application raise my taxes?** No. The Borough has its own procedures for identifying new construction, and they review projects within the city annually on their own.
11. **I'm not going to fill in all the parts of the forms 'cause this is just Seldovia and you guys already know the answers. Okay?** No. Incomplete applications cannot be reviewed in a timely manner by Planning & Zoning, which will result in approval delays and may cost you a reapplication fee. It really is more efficient to fill it all in correctly the first time.



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BUILDING PERMIT APPLICATION

FEE: \$100.00

FEE: \$50.00 for buildings under 400 square feet, no fee for buildings under 100 square feet

OWNER'S INFORMATION (Owner of Record Per KPB Records)

Owners name: _____

Owners phone: _____

Owners mailing address: _____

E-mail address: _____

CONTRACTOR'S INFORMATION

Owner is the Builder *If the owner is builder skip the 'Contractor's Information' Section*

Contractors Name: _____

Contractors Phone Number: _____ License Number: _____

Email Address: _____

LOCATION OF THE STRUCTURE

Structure Address: _____

Lot: _____ Block: _____ Subdivision: _____

Parcel #: _____ Zone: _____

Is this a Residential or Commercial Structure: _____

TYPE OF PROJECT

What type of project is this:

New Construction *(a new building/structure over 100 sf, not connected to any other structure of the property)*

OR:

Addition

Deck

Other *(includes remodels, alterations, relocations, etc.)*

Project Description: _____

Value of Project: _____

Construction Material: _____ Total sf. of Structure: _____

No. of Stories: _____ No. of Dwelling Units: _____

No. of Off-Street Parking Spaces: _____

ADDITIONAL INFORMATION

Will this project include a:

- Driveway- *driveways require a separate permit*
- Construction in the Right-of-Way- *construction in a right-of-way requires a separate permit*

Water and Sewer Connections are required before a structure is occupied if the property location is within 200' of the Public System, check one of the following:

- Water and Sewer will be included with the project – *water connection requires a separate permit*
- Water and Sewer is already at the location
- Water and Sewer is not required because the structure will not be for occupancy (*commercial or residential*)

PROJECT TERMS

Work under your building permit must start within 365 days of permit issuance or it will expire and a new permit must be obtained. In order to keep your permit valid, your work must continue so that there is not a lapse of over 365 days when no on-site work is accomplished. Building permits are valid for two years (760 days) from the permit issue date, projects that need longer than two years for completion must complete a new building permit or may be granted a one-year extension at the discretion of the city manager.

Anticipated Construction Start Date: _____
Anticipated Construction End Date: _____

By signing below, I certify each of the following:

- I am the property owner or authorized to act on the property owner's behalf
- I have read this application and the information I have provided is correct
- I agree to comply with all applicable city and borough ordinance and state laws relating to building construction
- All building, electrical, plumbing, mechanical, energy efficiency and fire codes of the City of Seldovia shall be met

SIGNATURE

DATE

FOR CITY USE ONLY

DATE RECEIVED: _____
RECEIVED BY: _____
DATE TO BE COMPLETED BY: _____

RECEIPT NO: _____
APPROVED: _____ DENIED: _____
DATE: _____

**City of Seldovia
Building Permit Application Review Checklist**

1. This project is in an area *zoned*: _____
2. The use of this project is: _____
- 2a. This is a *Permitted Use* in this zone: yes no¹
3. This project has existing water and sewer: yes no
- 3a. This project will obtain a water and sewer permit: yes no
(Per SMC 13.04.055(C) No building shall be occupied unless it is connected with a water extension and a side sewer or approved septic tank installation.)
4. The *Lot Size* of this project is: _____ square feet
5. This project will bring the total *Lot Coverage* to: _____ %
6. The number of *Parking* and/or *Loading Spaces* is: _____
7. A driveway permit is required for this project: yes no
8. The *Building Setback* of this project is: _____
9. The *Building Height* of this project is: _____
10. Does this project meet the required building code *Performance Standards*?
 yes no² not applicable
11. Does this project meet the *Visibility at Access Points and Intersections* requirement? yes no³ not applicable
12. Does this project meet any *Special Requirements*?
 yes no⁴ not applicable
13. The permit package being submitted includes the required drawings.
 yes no

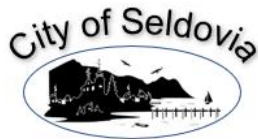
Applicant Initial	Planning & Zoning Review

¹ If you answered No to question 2a, STOP. Do not complete your application until you have reviewed the relevant zoning ordinance sections concerning conditional use, variances and contract zoning.

² If you answered No to question 10, STOP. Do not complete your application until you have reviewed the Performance Standards requirements in the relevant zoning ordinance sections.

³ If you answered No to question 3, STOP. Do not complete your application until you have reviewed the water and Sewer requirements in the relevant ordinance sections of SMC

⁴ If you answered No to question 12, STOP. Do not complete your application until you have reviewed the Special Requirements paragraph in the relevant zoning ordinance sections.



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BUILDING PERMIT APPLICATION

Required Drawings: The following list indicates the minimum number and type of drawings that must be submitted with your application. Failure to submit these drawings with your application may result in delays in the permit process and possible additional fees.

1. A map of the lot location in the city (Available at the City Office or online at <http://mapserver.borough.kenai.ak.us/kpbmapviewer>)
2. A lot plot showing all of the following:
 - Actual lot size and shape
 - Location of proposed construction
 - Location of required parking spaces
 - Location of existing structures on the site
 - Dimensions of structures and proposed construction
 - Setback dimensions from all property lines
3. A floor plan of the construction which clearly indicates the proposed use of the structure

Recommended Drawings: The following list depicts drawings that you may submit in order to provide additional information on the proposed construction. Furnishing these additional details may help prevent delays in processing your application.

1. Plan views of the proposed construction/building showing front, side, and rear views
2. Construction details which identify the type of materials and technique of the project
3. Drawings which detail any other aspect of building code compliance

INSTRUCTIONS TO APPLICANTS

Please provide the following information in the space below:

Actual lot size

Location of proposed construction

Dimensions of all buildings & proposed construction

Location of existing building on site

Location of required parking spaces

Setback dimensions from all property lines

Area of site occupied by buildings: _____

Graph square are 5' x 5' or 1"=20'

