

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of February 25, 2010

Roll Call

Present were John Moots (chair), Bill Russell, and Mark Beardsley (Sworn in prior to meeting starting to establish a quorum.). Sharilyn Zellhuber and Lonnie Walters were absent excused.

Also present were Richard Trojan, Jan Storbakken, Phil Hyatt, Travis Triple, Greg Boyd and Brian Templin,

Appointment of Planning Commissioner

1. Appointment of Mark Beardsley to the Planning Commission. Brian reported that Mark had been appointed by the mayor and ratified by the Craig City Council on February 18, 2010. Mark was sworn in and signed his oath of office.

Approval of Minutes

1. Approval of minutes of the January 28, 2010 Planning Commission Meeting. A motion was made and seconded to approve the January 28, 2010 meeting minutes.

MOTION TO APPROVE

RUSSELL/MOOTS

APPROVED

Public Comment

1. There was no public comment on non-agenda items.

Public Hearing and New Business

1. Conditional Use Permit 070628 Review – Anchor Baptist Church Design and Material Review (per special condition on permit). Brian reported to the commission that in 2007 Anchor Baptist Church was given a conditional use permit to allow a religious assembly in a residential zone on Lots 6 and 7, Port Bagial Heights Subdivision. One of the conditions of the permit was that Anchor Baptist had to present design and materials information to the planning commission to be approved prior to construction. This condition was added to ensure that the proposed building design and materials were consistent with a residential neighborhood. Phil Hyatt, Travis Triple and Greg Boyd were there to represent Anchor Baptist. They said that they chose cedar siding because it was commonly used in houses in Craig and that they decided on a split level design for the building so that they could keep the profile of the building low. There was discussion about the size and layout of the building, parking and the cedar siding. Phil, Travis and Greg said that they tried to make sure that the building would be appropriate in a residential neighborhood. Since the building materials were not purchased already and there was some difference in the size of the lot between the

record and construction drawings. Bill Russell asked Brian if they could amend motion to read “preliminary concept design” to allow Brian and the developer to make sure that the final design met all parking, setback and density requirements. Brian said that they could amend the motion and that he would work with the applicant to ensure that the final design met development standards and used the style and materials approved by the commission. There was no public comments for or against the approval in writing or at the meeting.

A motion was made and seconded to approve the preliminary concept design and construction materials for construction of a new religious assembly as required in special condition 5 of Planning Commission Resolution 496-07 PC and that staff is directed to issue a building permit based on designs modified to meet development standards.

MOTION TO APPROVE RUSSELL/BEARDSLEY APPROVED

2. Resolution 520-10, Variance 10-02-25, Richard Trojan Variance to Encroach in Side and Front yard Setbacks. Brian reported that Richard Trojan had applied to extend his garage further into the northerly property line setback, encroach into the westerly sideyard setback and encroach further into the easterly sideyard setback. The purpose of the new construction would be to extend the garage toward Hilltop Drive and create an enclosed storage area and access to the second story exterior adjacent to the kitchen at the back of the house. There was discussion on what the use would be. Richard explained that he wanted to create covered, enclosed firewood storage in front of the garage and that he wanted to create some storage area and make it easier to access the rear of the house by adding a deck and enclosing the space below it for storage. There was discussion about the options on where he could store firewood and how he could extend the garage without needing a variance. After the discussion Richard said that he could change the pitchline of the roof on the extension and make sure that no walls were within 10’ of the property lines and still create covered storage. Brian said that this was allowed under the municipal code without a variance. Richard withdrew the portion of the variance relating to the garage. The commission and Richard discussed drainage and proximity to other structures behind the kitchen and discussed the amount of the existing encroachment. The commission determined that there was no other way to accomplish what Richard was trying to do due to the unique shape and size of the lot. No public comment was submitted in writing or at the meeting for or against the variance request. The commission determined that all required criteria were met for the extension at the kitchen.

A motion was made and seconded to approve Resolution 520-10-PC after amending it to remove the encroachments into the north side yard and west front yard setbacks and increasing the encroachme to allow up to 3’ into the east back yard setback.

MOTION TO APPROVE RUSSELL/BEARDSLEY APPROVED

Old Business

There was no old business on the agenda and no other items were discussed.

Adjourn

A motion was made and seconded to adjourn.

MOTION TO ADJOURN RUSSELL/BEARDSLEY APPROVED

John Moots, Chairman

Attest: Brian Templin, City Planner