

CITY OF CRAIG  
PLANNING COMMISSION MINUTES  
Meeting of August 25, 2011

**Roll Call**

Present were John Moots (chair), Lonnie Walters and Bill Russell. Mark Beardsley and Sharilyn Zellhuber were absent excused.

Also Present was Brian Templin (City Planner) and Cheryl Fecko

**Approval of Minutes**

1. Approval of July 28, 2011 Meeting Minutes. A motion was made and seconded to approve the minutes of the July 28, 2011 meeting.

MOTION TO APPROVE                      WALTERS/RUSSELL                      APPROVED

**Public Comment**

1. Non-Agenda Items. There were no comments on non-agenda items.

**Public Hearing and New Business**

1. Amending Section 18.05.002 of the Land Development Code to include tri-plex housing units as a conditional use in Medium Density Residential Zoning. Brian provided a staff report to the commission and shared some of the discussion that he had with Craig Tribal Association (CTA) and Tlingit Haida Regional Housing Authority staff regarding the proposed development at Tract 18, USS 2611. Cheryl Fecko commented that she felt that if triplexes were allowed in the zone they should be conditionally permitted. There was some discussion about what kinds of things the commission could potentially condition in the area. Brian said that he had looked for conditional use permits for fourplexes in medium density zoning but the only ones predated the code requirements. Brian reminded the commission that triplexes easily fit into either permitted or conditionally permitted uses. Brian said that CTA was talking about submitting the triplexes as a conditional use even before the planning commission and city council made a final decision so that the process would be started. Brian said that if the commission and council decided that it should be a conditional use then the process would be moving along and if the commission and council decided that the use should be permitted then the CUP application would be moot for the triplexes. There was some additional discussion about triplexes, development density in medium density zones and the CTA proposal. A motion was made and seconded to approve Planning Commission Resolution 533-11-PC, recommending an amendment to the Craig land development code section 18.05.002, zone designations, residential – medium density (RM) zone, conditional uses.

MOTION TO APPROVE                      WALTERS/RUSSELL                      APPROVED

## Old Business

1. Final Approval of Brandi Court Replat Creating Lot 6A, Anchor Baptist Church. Brian shared that Anchor Baptist Church had submitted a final plat for the replat of their lots on Brandi Court. There was some discussion about the timing of their project. Brian also said that he had talked to Dean Blankenship from the church. They had a preliminary design for the building and may come back to the planning commission to discuss material changes. Brian reminded the commission that the CUP allowing religious assembly that was issued to Anchor Baptist for the church at that location required that they get approval from the planning commission to make sure that design and materials were consistent with residential development. Brian said that the commission had approved a draft design and cedar siding for the building but Anchor Baptist was looking at other siding (i.e. hardiplank type siding). Brian felt that this would be an even better fit for the neighborhood than cedar but told Mr. Blankenship that the church would have to submit the change to the commission for review. If the church decides it wants to change materials Brian said he will send out a public notice for any hearing the commission would hold on the issue. No action from the commission was required but Brian asked for John Moots and one other commissioner to stop by and sign the plat. Lonnie reminded the commission that he had voted against the CUP and asked Bill Russell to be the commissioner signature.
2. Discussion of Mark Beardsley's position as planning commissioner. Brian shared with the commission that Mark had asked him to talk to the city administrator and mayor about him staying on as a commissioner even though he would not be living in Craig full time for the next year or so. Brian reminded the commission that at previous meetings they had discussed the issue and the commission's preference was to have a full time local resident on the commission. Brian said that he had talked about the issue with the city administrator who recommended that since the municipal code didn't clearly define residency and since this fell into a grey area that it would be ok to leave Mark on the commission. Brian reminded the commission that Mark said he would try to schedule trips to Craig to coincide with Planning Commission meetings. Brian said that it would be good to keep Mark on the commission and to see how it was working out in December or January so that if a new commissioner needed to be appointed it could happen in January/February with the normal appointments.

## Adjourn

A motion was made and seconded to adjourn the meeting.

MOTION TO ADJOURN

WALTERS/RUSSELL

APPROVED

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John Moots, Chairman

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Attest: Brian Templin, City Planner