

CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of September 22, 2011
7:00 p.m., Craig City Council Chambers

Roll Call

John Moots (chair), Sharilyn Zellhuber, Lonnie Walters, Bill Russell, Mark Beardsley

Approval of Minutes

1. Approval of August 25, 2011 Meeting Minutes

Public Comment

1. Non-Agenda Items

Public Hearing and New Business

1. Conditional Use Permits 110922A, 110922B, 110922C – Triplex/Fourplex in Medium Density Residential Zone

Old Business

1. Update on Amendment to Land Development Code – Triplex in Medium Density Residential Zone
2. Shaan-Seet Gas Station Replat Discussion

Adjourn

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

John Moots, Chairman

Attest: Brian Templin, City Planner

CITY OF CRAIG PLANNING COMMISSION

Staff Report

September 19, 2011

Applicant: Craig Tribal Association (CTA)

Requested Action: Conditional Use Permit – Triplexes (2) and Fourplex in Medium Density Residential Zone

Location: Tract 18, USS 2611 – East Hamilton Drive

Lot Size: 14,279 SF (Fourplex), 10,725 SF (Triplex), 16,937 SF (Triplex)

Zoning: Medium Density Residential

Surrounding Uses: North: Medium Density Residential
West: Light Industrial
South: ROW (Windy Way)/ Medium Density Residential
East: ROW (East Hamilton Drive)

Analysis

Craig Tribal Association (CTA), working with Cook Engineering and Development Services and Tlingit Haida Regional Housing Authority (collectively “the developer) has submitted preliminary designs for development of 9 lots on Tract 18, USS 2611. The development will consist of single family homes, zero lot line duplexes (duplex unit spread across two lots), triplexes and a fourplex. Single family, duplexes and zero lot line are all outright permitted development. The fourplex and (due to a recent amendment to the land development code) two triplexes are conditionally permitted uses. CTA has submitted a development plan for the entire subdivision and a traffic estimate for the subdivision as part of the CUP application for the triplexes and fourplex. The development will have a total of 16 dwelling units on 9 lots.

If CTA were to develop duplexes (maximum outright permitted use) on all lots they would have 18 dwelling units. Many of the lots are oversized and the area could be legally divided into 11 lots which would allow for development of up to 22 units under the permitted uses. A look at similar medium density areas shows that current density is between 13 and 17 units for areas of similar size. The property could theoretically be approved (conditional uses) to have up to 34 units (if approved for all triplexes/fourplexes). If the current subdivision plan were developed as single family units the property would have 9 units (and if reconfigured to 11 lots, would have 11 units). The total range of dwelling units for the subdivision is between 9 and 34. The 16 units fit well within the existing range of units and within normal density in the area and in the zone.

Staff has presented these three CUPs together but assigned them separate numbers/resolutions so the commission and the developer have the ability to discuss the merits of each, as well as the merits of the overall development.

Per 18.06.002 of the LDC, the following criteria shall be met before a conditional use permit may be issued:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Coastal Management Program, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided. (See Chapter 18.14, Parking.)
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

Criteria 1-6, 8-13 and 15 of this section appear to be met. Criteria 7 should be discussed by the commission and criteria 14 can be met at the conclusion of the public hearing.

All public notice required by the Craig Municipal Code have been completed.

Recommendation

That the planning commission adopt Resolutions 534-11-PC, 535-11-PC and 536-11-PC granting a CUP to CTA to construct two triplexes and a fourplex on Tract 18, USS 2611 subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the property is properly subdivided into lots generally as shown on the Proposed Lot Development Plan submitted to the City of Craig dated 8/31/11;
3. that the developer install and provide roads and utilities required by the Craig Municipal Code and approved by the Craig Public Works Director;
4. that the proposed Windy Way Loop is developed to allow traffic flow directly to East Hamilton Drive;
5. that the Craig Tribal Association dedicate an addition 20' of right-of-way on Windy Way as required by the Craig Municipal Code;
6. that adequate off-street parking is provided for all dwelling units;
7. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet these condition.

CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 534-11-PC

GRANTING A CONDITIONAL USE PERMIT TO THE CRAIG TRIBAL ASSOCIATION TO CONSTRUCT A FOURPLEX ON THEIR PROPOSED LOT 1, TRACT 18, USS

WHEREAS, the Planning Commission held a public hearing on September 22, 2011; and,

WHEREAS, public notice was given in accordance with Section 18.06.002 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.002 of the Craig Land Development Code are met as follows, subject to the conditions listed below:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Coastal Management Program, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided.
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed

- use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
 15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants the Craig Tribal Association a Conditional Use Permit to construct a fourplex on proposed Lot 1, Tract 18, USS 2611 subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the property is properly subdivided into lots generally as shown on the Proposed Lot Development Plan submitted to the City of Craig dated 8/31/11;
3. that the developer install and provide roads and utilities required by the Craig Municipal Code and approved by the Craig Public Works Director;
4. that the proposed Windy Way Loop is developed to allow traffic flow directly to East Hamilton Drive;
5. that the Craig Tribal Association dedicate an addition 20' of right-of-way on Windy Way as required by the Craig Municipal Code;
6. that adequate off-street parking is provided for all dwelling units;
7. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet these condition.

Approved this 22nd day of September, 2011.

Chairman John Moots

Attest: Brian Templin, City Planner

CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 535-11-PC

GRANTING A CONDITIONAL USE PERMIT TO THE CRAIG TRIBAL ASSOCIATION TO CONSTRUCT A TRIPLEX ON THEIR PROPOSED LOT 2, TRACT 18, USS

WHEREAS, the Planning Commission held a public hearing on September 22, 2011; and,

WHEREAS, public notice was given in accordance with Section 18.06.002 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.002 of the Craig Land Development Code are met as follows, subject to the conditions listed below:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Coastal Management Program, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided.
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed

- use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
 15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants the Craig Tribal Association a Conditional Use Permit to construct a triplex on proposed Lot 2, Tract 18, USS 2611 subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the property is properly subdivided into lots generally as shown on the Proposed Lot Development Plan submitted to the City of Craig dated 8/31/11;
3. that the developer install and provide roads and utilities required by the Craig Municipal Code and approved by the Craig Public Works Director;
4. that the proposed Windy Way Loop is developed to allow traffic flow directly to East Hamilton Drive;
5. that the Craig Tribal Association dedicate an addition 20' of right-of-way on Windy Way as required by the Craig Municipal Code;
6. that adequate off-street parking is provided for all dwelling units;
7. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet these condition.

Approved this 22nd day of September, 2011.

Chairman John Moots

Attest: Brian Templin, City Planner

CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 536-11-PC

GRANTING A CONDITIONAL USE PERMIT TO THE CRAIG TRIBAL ASSOCIATION TO CONSTRUCT A TRIPLEX ON THEIR PROPOSED LOT 3, TRACT 18, USS

WHEREAS, the Planning Commission held a public hearing on September 22, 2011; and,

WHEREAS, public notice was given in accordance with Section 18.06.002 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.002 of the Craig Land Development Code are met as follows, subject to the conditions listed below:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Coastal Management Program, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided.
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed

- use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
 15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants the Craig Tribal Association a Conditional Use Permit to construct a triplex on proposed Lot 3, Tract 18, USS 2611 subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the property is properly subdivided into lots generally as shown on the Proposed Lot Development Plan submitted to the City of Craig dated 8/31/11;
3. that the developer install and provide roads and utilities required by the Craig Municipal Code and approved by the Craig Public Works Director;
4. that the proposed Windy Way Loop is developed to allow traffic flow directly to East Hamilton Drive;
5. that the Craig Tribal Association dedicate an addition 20' of right-of-way on Windy Way as required by the Craig Municipal Code;
6. that adequate off-street parking is provided for all dwelling units;
7. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet these condition.

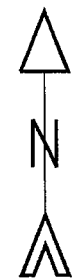
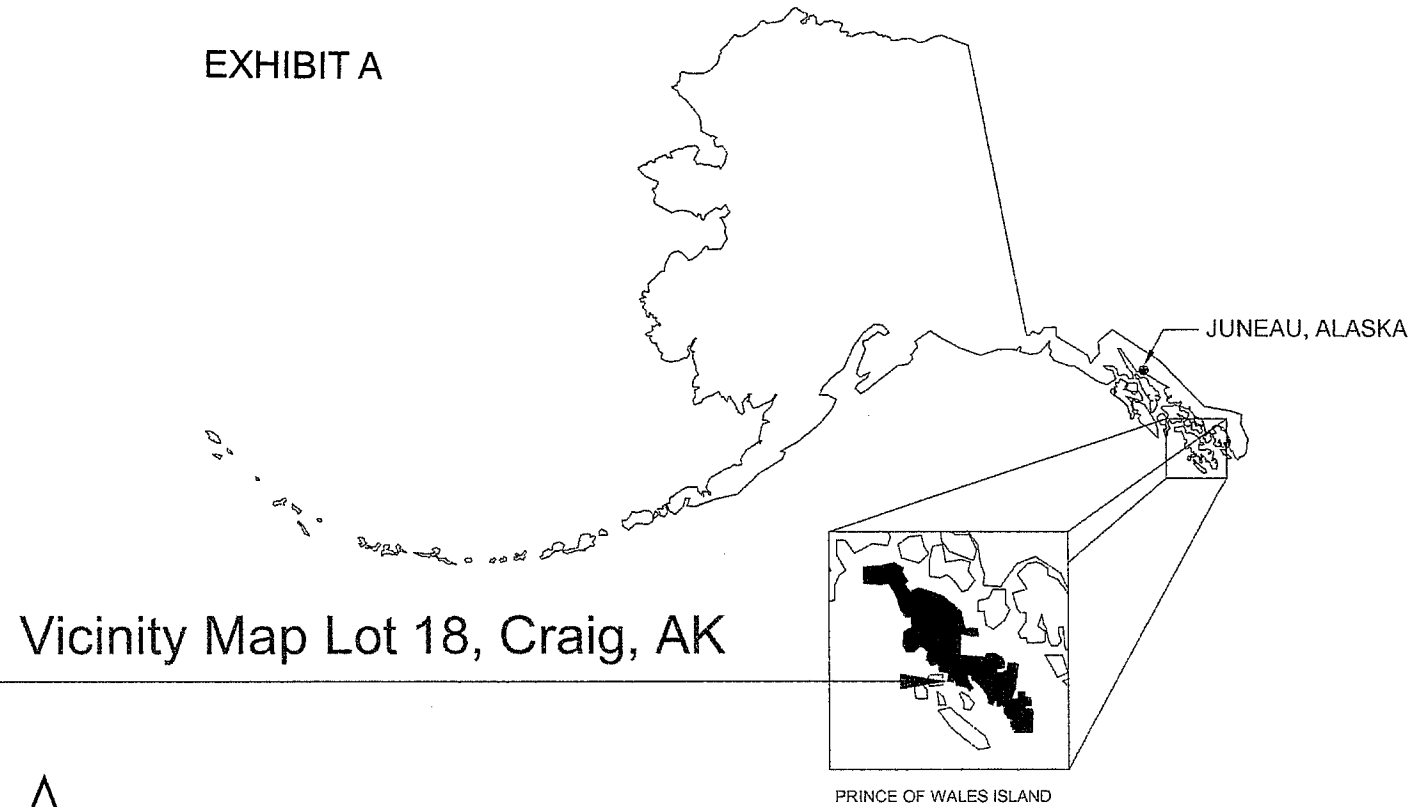
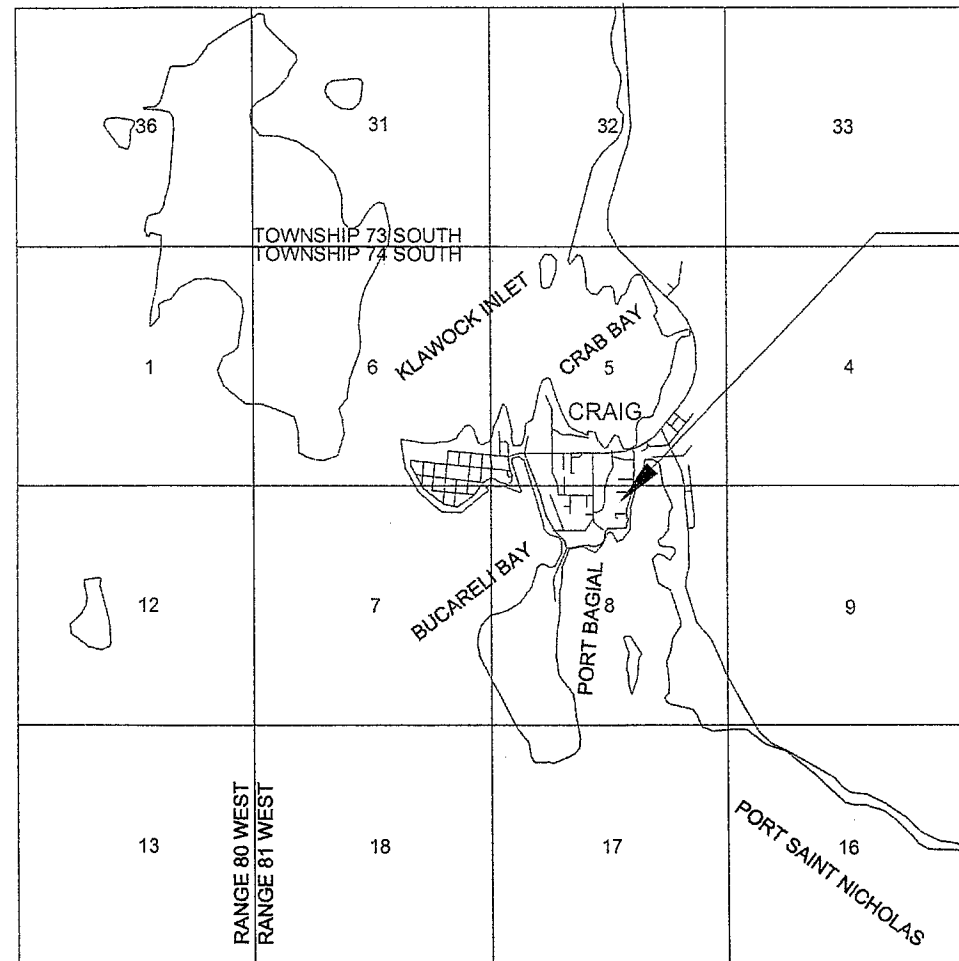
Approved this 22nd day of September, 2011.

Chairman John Moots

Attest: Brian Templin, City Planner

CRAIG TRIBAL ASSOCIATION - SUNNAHAE HEIGHTS SUBDIVISION PROPOSED LOT DEVELOPMENT PLAN - CRAIG, ALASKA


EXHIBIT A



SHEET INDEX

- C1 - COVER SHEET
- C2 - INITIAL PARCEL LAYOUT
- C3 - FUTURE PARCEL LAYOUT

General Notes



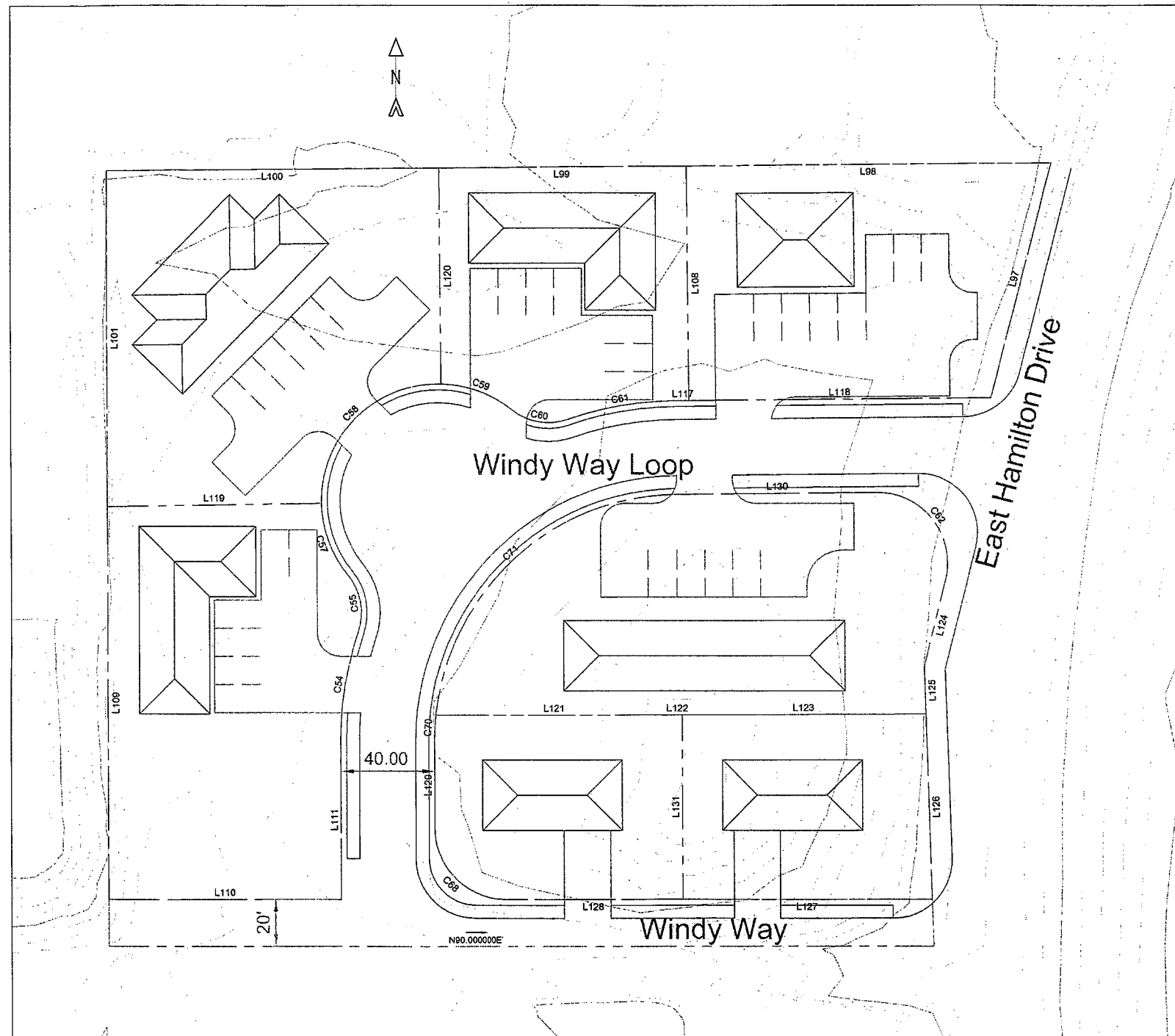
Cook Engineering and Development Services PLLC
1330 Craig Klawock Hwy B11
Craig, AK 99921
Office - 907.826.2324
Cellular - 360.269.3902

Craig Tribal Association
Sunnahae Heights Subdivision
Preliminary Plat
Craig, Alaska 99921



Project	Cover Sheet	Sheet	C1
Date	8/31/2011		
Scale	N/A		

INITIAL PARCEL LAYOUT



NOTE : SURFACE CONTOURS CREATED FROM
THHA / CITY OF CRAIG TOPOGRAPHIC DATA

Parcel Line Table

Line #	Length	Direction
L97	103.38	N14.213333E
L98	155.89	S89.531389W
L99	105.50	S89.531389W
L100	142.50	S89.531389W
L101	143.35	S0.076111E
L108	100.00	S0.468941E
L109	167.32	S0.076111E
L110	99.59	S89.996590E
L111	67.66	N0.000910W
L117	5.00	N89.531389E
L118	129.69	N89.531389E
L119	91.89	N89.007878E
L120	92.07	S0.468611E
L121	100.81	S89.993186E
L122	4.00	N89.825736E
L123	104.69	N89.825736E
L124	38.11	S14.213333W
L125	20.21	S1.750833E
L126	78.91	S1.750833E
L127	107.11	N89.996590W
L128	75.37	N89.996590W
L130	85.34	N89.531389E
L131	78.54	N0.003258E

Parcel Area Table

Parcel #	Area
1	14279.09 SF
2	10725.72 SF
3	18348.44 SF
4	16937.84 SF
5	8079.81 SF
6	8335.27 SF
7	17746.25 SF

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C54	47.43	145.00	18.74	N9.3698E	47.22
C55	25.32	25.00	58.03	N10.2767W	24.25
C57	33.42	50.00	38.30	N20.1437W	32.80
C58	80.60	50.00	92.36	N45.1868E	72.15
C59	32.69	50.00	37.46	S69.9011E	32.11
C60	25.32	25.00	58.03	S80.1865E	24.25
C61	47.41	145.00	18.74	N80.1639E	47.20
C62	54.81	30.00	104.68	S38.1276E	47.50
C68	47.12	30.00	90.00	N44.9987W	42.42
C70	10.89	105.00	5.94	N2.9707E	10.89
C71	153.18	105.00	83.59	N47.7369E	139.96



General Notes

DUPLEX = 1800 SF PER UNIT
+12x20 GARAGE

TRI-PLEX = 1000 SF PER UNIT

FOUR-PLEX = 1000 SF PER UNIT
(2 STORY BUILDING)

SINGLE FAMILY HOME = 1800 SF

16 TOTAL UNITS

HATCHED LOTS TO BE
DEVELOPED IN PHASE 2

4-PLEX AND TRI-PLEX UNITS ARE
2 BEDROOMS PER UNIT.

DUPLEXES AND SINGLE FAMILY
HOMES ARE 3 BEDROOMS PER
UNIT.

Cook Engineering and
Development Services PLLC
1330 Craig Klawock Hwy B11
Craig, AK 99921
Office - 907.826.2324
Cellular - 360.269.3902

Craig Tribal Association
Sunnahaa Heights Subdivision
Preliminary Plat
Craig, Alaska 99921

Project
Initial Parcel Layout

Date
8/31/2011

Scale
1" = 60'

C2

FUTURE PARCEL LAYOUT



NOTE : SURFACE CONTOURS CREATED FROM THHA / CITY OF CRAIG TOPOGRAPHIC DATA

Line #	Length	Direction
L132	92.07	S0.468611E
L133	103.38	N14.213333E
L134	155.89	S89.531389W
L135	105.50	S89.531389W
L136	142.50	S89.531389W
L137	143.35	S0.076111E
L138	167.32	S0.076111E
L139	99.59	S89.996590E
L140	67.66	N0.000910W
L149	5.00	N89.531389E
L150	129.69	N89.531389E
L151	100.00	S0.468941E
L152	91.89	N89.007878E
L153	150.08	S45.237063E
L154	38.11	S14.213333W
L156	78.91	S1.750833E
L157	107.11	N89.996590W
L158	75.37	N89.996590W
L159	37.67	N0.000916W
L160	11.23	N89.531389E
L161	74.11	N89.531389E
L162	100.81	S89.993186E
L163	4.00	N89.825736E
L164	10.29	N89.825736E

Line #	Length	Direction
L165	94.41	N89.825736E
L166	78.54	N0.003258E
L167	94.19	S0.174264E

Parcel #	Area
1	14279.09 SF
2	10725.72 SF
3	9178.11 SF
4	9170.33 SF
5	16937.84 SF
6	8079.81 SF
7	8335.27 SF
8	9236.07 SF
9	8510.18 SF

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C73	47.43	145.00	18.74	N9.3698E	47.22
C74	25.32	25.00	58.03	N10.2767W	24.25
C75	33.42	50.00	38.30	N20.1437W	32.80
C76	39.93	50.00	45.76	N21.8847E	38.88
C77	40.67	50.00	46.60	N68.0651E	39.56
C78	32.69	50.00	37.46	S69.9011E	32.11
C79	25.32	25.00	58.03	S80.1865E	24.25
C80	47.41	145.00	18.74	N80.1639E	47.20
C81	54.81	30.00	104.68	S38.1276E	47.50
C87	47.12	30.00	90.00	N44.9987W	42.42
C89	10.89	105.00	5.94	N2.9707E	10.89
C90	153.18	105.00	83.59	N47.7369E	139.96



Cook Engineering and Development Services PLLC
 1330 Craig Klawock Hwy B11
 Craig, AK 99921
 Office - 907.826.2324
 Cellular - 360.269.3902

Craig Tribal Association
 Sunnahae Heights Subdivision
 Preliminary Plat
 Craig, Alaska 99921

Project Future Parcel Layout	Sheet C3
Date 8/31/2011	
Scale 1" = 60'	

General Notes

CITY USE ONLY

FILE NUMBER _____	FILE NAME _____
DATE RECEIVED <u>9/1/11</u>	BY <u>BS</u> FEE <u>\$25 dn# 1095</u>
HEARING DATE <u>9/22/11</u>	NOTIFICATION DEADLINE _____

Conditional Use Permit Application

Applicant's Name Craig Tribal Association

Address 1330 Craig Klawock Hwy, Craig AK 99921 Telephone No. 907-826-3998

Applicant's Representative (if applicable) Edward K Thomas Jr, Tribal President

Address 1330 Craig Klawock Hwy, Craig AK 99921 Telephone No. 907-826-3998

Subject Property Legal Description: Lot 18 Block/Tract _____ Survey Number US 2611

Lot Size: 2.8 acres +/- Subdivision Name Sunnahae Heights Subdivision

Township: 74 South Range: 81 West

To help the planning commission gather facts about the proposed conditional use permit, please complete the following:

1. Describe in detail the conditional use requested: Two tri-plex dwellings units located on two lots (16,937.84 SF) and (10,725.72 SF) and one four-plex dwelling unit located on one lot of 14,279.09 SF. The dwelling units are located within a Residential-Medium Density (RM) zone. Each tri-plex contains three units that are 1,000 SF/ea. Each unit contains two bedrooms. The four-plex contains four units that are 1,000 SF each. Each unit contains two bedrooms.

2. Please attached a plot plan showing lot lines, building locations, parking spaces, and other relevant information. Please see attached Exhibit A.

3. What types of chemicals, processes, machinery or equipment will be used: Heavy construction Equipment will be used constructing roadway and utility improvements serving the subdivision.

4. Approximately how many days per week and how many hours per day will the proposed use operate? Seven days per week, twenty-four hours per day, twelve months per year.

5. What noise, odor, smoke, dust, or other pollutants could be caused by the proposal?

Noise, odor, smoke, dust and other pollutants associated with single family residential and multi-family residential use.

6. What types of uses are currently located within 300 feet of the exterior property boundaries?
Single family residential and commercial. The ~~LDS~~ church borders the property's west property line.
Jehovah Witness Kingdom Hall

7. What types and sizes of buildings, signs, storage and loading areas, screening, etc. are planned (size, height, type)? Please see attached Exhibit A.

8. What utilities are needed? Water, sewer, storm sewer, electrical, and telecommunications.

9. What roads will provide access? A new loop roadway connecting East Hamilton to Windy Way provides access to the subdivision.

10. What type and volume of traffic will be generated by the conditional use? Please see attached Exhibit B.

11. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)? One space per 1.5 bedrooms is required. Parking is provided on the lot of each tri-plex unit and on the lot of the four-plex unit. (Please see Exhibit A attached).

12. Will the proposed conditional use be compatible with the neighborhood in general? Why? Yes. Single family uses currently exist along the south and north property lines. Multi-family use provides a transition from commercial use to the west.

The criteria by which a conditional use permit application is approved or denied is listed in Chapter 18.06.002.C-K of the Craig Land Development Code.

A decision of the planning commission may be appealed to the city council within 30 days of the mailing of the notice of the commission's decision. Decisions of the city council may be appealed to Superior Court.

I (we) being duly sworn, depose and say that the foregoing statements and answers herein contained, and the information herewith submitted, are in all respects true and correct to the best of my knowledge and beliefs.

Dated this 30th day of August, 20 11.

Eduard K. Thomas
Applicant

Applicant

Authorization for Agency

If the applicant listed on this application is other than the sole deed holder of the property or properties upon which the temporary use will take place, complete the following authorization to act as agent:

I(we), the undersigned, hereby certify that as deed holder(s) of record of the property or properties described above, I (we) hereby authorize the person listed as the applicant on this application to act and appeal as agent with respect to this application.

Dated this 1st day of September, 20 11.

Signature(s) of deed holders: Eduard K. Thomas

Sunnahae Heights Subdivision

Residential Land Use Trip Generation

August 31, 2011

Prepared for: Craig Tribal Association



Prepared by: Cook Engineering and Development Services PLLC

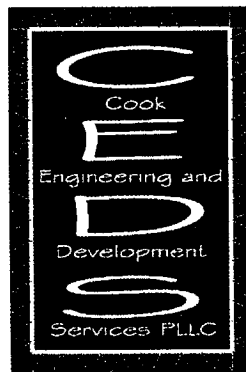


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Average daily traffic forecast for land use codes 210 and 220 (Initial Subdivision of Land) 3

Total average daily traffic forecast for complete development: 3

SUMMARY 3

Land uses proposed for Sunnahae Heights Subdivision:

- Single Family Residential (2 units)
- Multi-family Residential (14 units)

Institute of Traffic Engineers 1990 Trip Generation Manual

Land Use Code	Land Use	Unit of Measure	PM Peak hour trips
210	Single family detached	Dwelling units	1.01
220	Apartment	Dwelling units	0.62

PM peak hour trip generation forecast for land use codes 210 and 220

Land Use Code	Number of dwelling units Phase 1	PM Peak hour trips Phase 1
210	2	2.02
220	14	8.7

Average daily traffic forecast for land use codes 210 and 220

Land Use Code	Number of dwelling units Phase 1	Average Daily Trips*
210	2	18
220	14	84

*ADT Range = 4.31 – 21.85 (Use 9/day for two dwelling units)

*ADT Range = 2.00-11.81 (Use 6/day for fourteen dwelling units)

Total average daily traffic forecast for Sunnahae Heights Subdivision:

- 18 single family trips
 - 84 multi-family trips
- 102 total daily trips

SUMMARY

The completed Sunnahae Subdivision is anticipated to create approximately 11 new PM peak hour trips and add approximately 100 new daily trips to the existing transportation network.