

**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report
January 25, 2019

Applicant: Matt and Kathy Peavey
Requested Action: Approval of Preliminary Plat of a Lots 20D and 20E, USS 2611
Location: 1604 Hamilton Drive
Zoning: Medium Density Residential
Surrounding Uses: North: Medium Density Residential
South: ROW
East: Medium Density Residential
West: Medium Density Residential

Analysis

The current owners of Lots 20D-20E are proposing to replat the two lots into a single lot. This is a simple replat that will combine the lots. The current lots meet all subdivision requirements and the new lot will as well. No new utilities are required for this replat.

The city planner is currently reviewing the plat and will include comments for the planning commission at the January 31, 2019 meeting.

The following actions should be taken as part of the final plat submission to the City of Craig for approval:

1. All comments made by the city planner and planning commission shall be incorporated into the final plat.
2. A .dxf/ .dwg copy and Adobe .pdf copy of the final plat shall be submitted to the city. The electronic copy of the plat shall be submitted by email or hand delivered to the City of Craig.
3. Remove all contours, improvements, utility lines, water/sewer services, fire hydrants and other extraneous items from the printed copies of the final plat prior to submission.
4. All corners for Lot 20EZ as shown on the plat shall be monumented in the field.

Applicant shall submit one full size paper copy and one full size mylar copy, with surveyor and owner signatures completed, to the City of Craig for final approval after all conditions/corrections shown above have been made.

Recommendation

That the planning commission approve Resolution 584-19-PC, approving the preliminary plat creating Lot 20EZ, Peavey Replat.

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 584-19-PC

GRANTING PRELIMINARY PLAT APPROVAL TO MATT AND KATHY PEAVEY
TO REPLAT A LOTS 20D AND 20E, TRACT 20, USS 2611 INTO ONE LOT

WHEREAS, the Planning Commission held a public hearing on January 31, 2019;
and,

WHEREAS, public notice was given in accordance with Section 18.09 of the
Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section
18.09 of the Craig Land Development Code are met as follows, subject to the conditions
listed later in this resolution:

- A. That the proposed subdivision is consistent with the Craig Comprehensive Plan;
- B. That historic buildings or sites or natural features which are significant to the community or required to be protected by law (such as eagle nest trees) are preserved in the design of the development.
- C. That the proposed subdivision will not interfere with existing or officially planned development.
- D. That the future street plan and utilities for the proposed subdivision will permit the development of adjoining land.
- E. That proposed access, drainage, sanitary and water facilities, and fire protection are available and adequate for the subdivision, subject to approval by the city public works director.
- F. That the City has utility capacity to serve the area without interfering with utility capacity to serve other areas if City utilities are proposed.
- G. That the proposed subdivision does 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 Craig Planning Commission does hereby approve the preliminary plat for the replat shown as Thain Subdivision and will grant final plat approval once the following conditions are met:

- 1. that the comments provided by the Craig City Planner and Craig Planning Commission are incorporated into the final plat;
- 2. that all property corners be monumented with rebar and capped;
- 3. that the final plat conform to the requirements of 18.09.009-010 of the Craig Land Development Code;

4. that the final plat be submitted in .DWG format and on reproducible mylar and bond paper as directed by the Craig City Planner;

Approved this 31st day of January 2019.

Sharilyn Zellhuber, Chairman

Brian Templin, City Planner

CITY USE ONLY

FILE NUMBER _____	FILE NAME _____
DATE RECEIVED _____	BY _____ FEE _____
HEARING DATE _____	NOTIFICATION DEADLINE _____

RECEIVED
JAN 19 2019

RECEIVED
JAN 17 2019

**City of Craig
Subdivision Application**

Applicant's Name Matt and Kathy Peavey

Address POB 442 1604 E. Hamilton r. Telephone No. 401 0790

Name of Surveyor: Chris Piburn R+M

Address Bx 1273 Craig Telephone No. 907 401 0790
plat#

Subject Property Legal Description: Lot 20E 200 Tract _____ Survey Number 81-65K

Number of Existing Lots: 2 Number of Proposed Lots: 20 E 200

Subdivision Name: _____ Zoning Designation: _____

1. What use do you propose for the subdivision? Shop | garage | apartment

2. Will you place structures or fill in tidal waters, streams or lakes? Yes No

3. Is this property currently owned, or was it once owned, by an Alaska Native Claims Settlement Act village or regional corporation? Yes No

4. Which of the following improvements do you intend to install in the subdivision?

- Water Sewer Street
 Drainage Electrical Telephone
 Other: _____

Please note that the Craig planning commission may require the installation of improvements in addition to those listed above.

5. If you intend to bond as a guarantee for the installation of improvements, indicate the type of guarantee you propose:

- Performance Bond Certificate of Deposit Deed of Trust/Warranty Deed

6. Do you intend to apply for a variance to any subdivision requirement? Yes No

7. All applications for subdivision/replat must be accompanied by the required application fee and eight copies of the proposed plat. Are the required fee and plat copies attached? Yes No

The criteria by which a subdivision application is approved or denied is listed in Chapter 18.09.006 of the Craig Land Development Code. Decisions 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 certify that I/we am/are the sole owner(s) or appointed agent of the property owner represented in this application, and that the information included herein is true, correct and complete to the best of my/our knowledge.

I/We hereby appoint the City of Craig as my/our agent for filing the final plat of this subdivision/replat with the State Recorder's Office, and agree to pay the costs of recording associated with this subdivision/replat.

Dated this 15th day of January, 2019.

Kooy Peay
Applicant

Matthew S Peay
Applicant

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ MATT PEAVEY

DATE _____ KATHY PEAVEY

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY OF CRAIG

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN _____ AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

TAX STATEMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSIGNMENTS AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

DATE _____ CITY CLERK _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CRAIG LAND DEVELOPMENT CODE - SUBDIVISION ORDINANCE. ALL DEDICATIONS TO THE PUBLIC HAVE BEEN INSPECTED AND ACCEPTED BY THE CITY OF CRAIG.

DATE _____ CITY PLATTING OFFICIAL _____

DATE _____ PRESIDING OFFICER - PLANNING COMMISSION _____

DATE _____ PLANNING COMMISSION MEMBER _____

CERTIFICATE OF IMPROVEMENTS

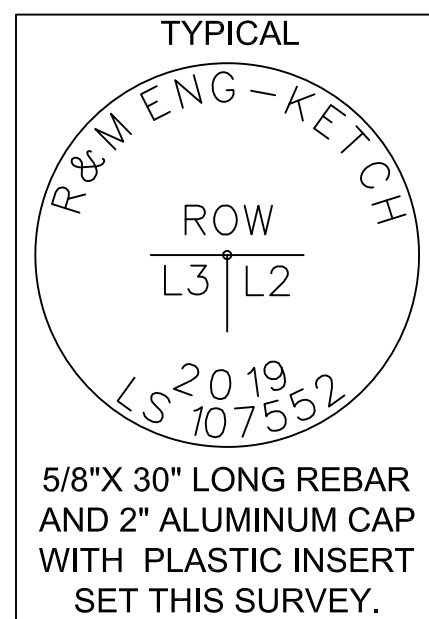
I HEREBY CERTIFY THAT NO IMPROVEMENTS ARE REQUIRED FOR THE VACATION / REPLAT.

DATE _____ PUBLIC WORKS DIRECTOR _____

DATE _____ CITY PLATTING OFFICIAL _____

GPS BASIS OF BEARINGS

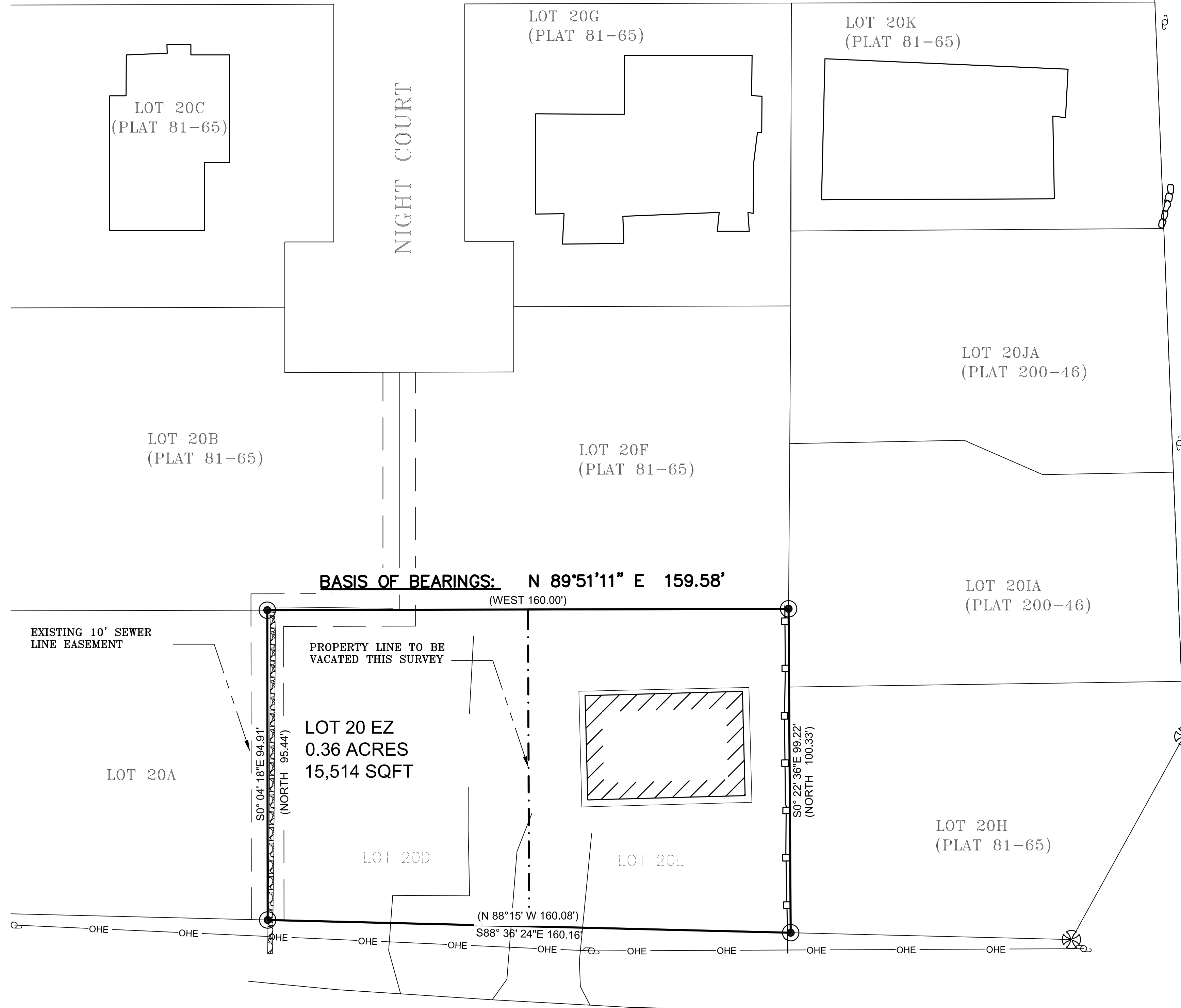
THE BASIS OF BEARINGS ON THIS PLAT WAS DETERMINED BY A HIGH-PRECISION GPS SURVEY USING TRIMBLE R8 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER V 4.1 SOFTWARE.



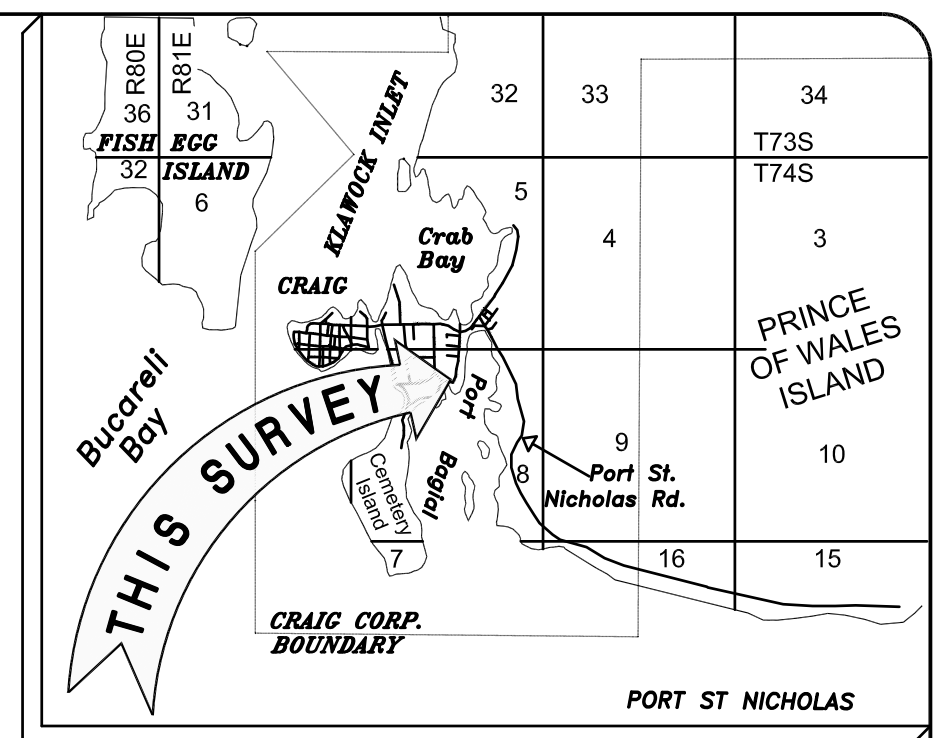
CLIENT: MATT PEAVEY
P.O. BOX 442
CRAIG, ALASKA 99921

DRAWN BY: MH/CGP
CHECKED BY: CGP
DATE PLATTED: JAN 2019
DATE SURVEYED: JAN, 2019
SCALE: 1"=20'
SURVEYED BY: MH
PROJ NO.: 192701

WINDY WAY



ASLS 81-17
EAST HAMILTON DRIVE
(ROW VARIES)



VICINITY MAP:
SOURCE: U.S.G.S. QUADRANGLE CRAIG (C-4), ALASKA 1985
1" = 1 MILE

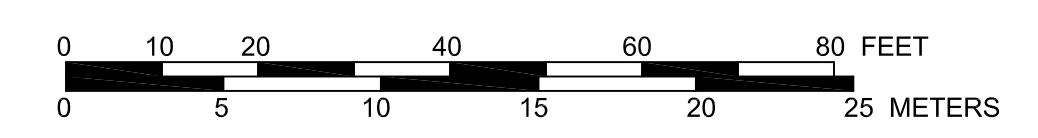


PLAT NOTES

1. THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 20D AND 20E TO CREATE ONE LOT.
2. REFERENCE THE FOLLOWING WITHIN THE KETCHIKAN RECORDING DISTRICT: DEED
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 56384.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

KETCHIKAN RECORDING DISTRICT

Revisions	
No.	Dr.

PRELIMINARY

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 826-2294

CRAIG OFFICE
P.O. BOX 1273
CRAIG, AK 99921

CERTIFICATE OF AUTHORIZATION #: C576

PROJECT:
PEAVEY REPLAT REPLAT
A REPLAT OF LOTS 1, 2, BLK 5A, CRAIG TIDELANDS ADDITION P155, KETCHIKAN RECORDING DISTRICT. CREATING LOT 1A

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2019 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

X/XX/2019
DATE _____ CHRISTOPHER G. PIBURN LS 107552

