

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 593-21-PC

GRANTING PRELIMINARY PLAT APPROVAL TO SHAAN SEET INC. TO
SUBDIVIDE TRACT E, USS 1430

WHEREAS, the Planning Commission held a public hearing on April 22, 2021;
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:

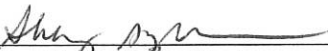
- A. That the proposed subdivision is consistent with the Craig Comprehensive Plan;
- B. That historic buildings or sites or natural features which are significant to the
community or required to be protected by law (such as eagle nest trees) are preserved in
the design of the development.
- C. That 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 Harborview 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 conforms 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 22nd day of April, 2021.



Sharilyn Zellhuber, Chairman



Brian Templin, City Planner