

**CITY OF CRAIG  
PLANNING COMMISSION**

**RESOLUTION 594-21-PC**

RECOMMENDING APPROVAL OF A REQUEST BY SHAAN SEET INC. TO REZONE TRACT F, USS 1429 FROM COMMERCIAL TO RESIDENTIAL – HIGH DENSITY I (RH-I) ZONE

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

WHEREAS, public notice was given in accordance with Section 18.06.004 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.004 of the Craig Land Development Code are met as follows:

1. That the proposal is consistent with the policies of the Craig Comprehensive Plan, the Craig Coastal Management Program, the Craig Municipal Code and other applicable ordinances.
2. That the proposed designation is compatible with other existing or proposed designations in the area affected by the proposal. Compatibility is evaluated based on the permitted uses and their effects on the following:
  - a. The level of noise, odor, smoke, dust, or other objectionable pollutants that would be created and their effects on surrounding areas;
  - b. The health and safety of persons or property;
  - c. The land, air, and water or habitat quality;
  - d. Property values in the area;
  - e. Volume and type of traffic generated and the effect alterations in traffic volumes and patterns would have on health and safety;
  - f. Availability of adequate off-street parking for the uses permitted in the land use or zone designation;
  - g. Trees or shrubs designated for: habitat protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations.
3. That additional utilities required by the proposed designation 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.
4. That the land use or zone change does not create a shortage of land in the current land use or zone designation.
5. That there is a community need for the change.
6. That the proposed designation will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless:
  - a. There is a documented public need for the proposed use,
  - b. there is no alternative site, and

- c. the public good will be served better by the proposed use than by a water dependent or water related use.
7. That other relevant objections made evident at the public hearing are addressed.

NOW, THEREFORE, BE IT RESOLVED That the Craig Planning Commission recommends that the Craig City Council approve the request to rezone Tract F, USS 1429 from Commercial to Residential – High Density zoning.

Approved this 22<sup>nd</sup> day of April, 2021.

  
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Chairman Sharlyn Zellhuber

  
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Attest: Brian Templin, Craig City Planner