

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 578-18-PC

GRANTING PRELIMINARY PLAT APPROVAL TO HOWARD AND MICHELLE BEITO TO REPLAT A LOTS 1 – 3, PORT ST. NICHOLAS SUBDIVISION 3 INTO TWO LOTS

WHEREAS, the Planning Commission held a public hearing on February 22, 2018; 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:

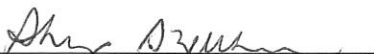
- A. That the proposed subdivision is consistent with the Craig Comprehensive Plan;
- B. That historic buildings or sites or natural features which are significant to the community or required to be protected by law (such as eagle nest trees) are preserved in the design of the development.
- C. That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

Approved this 22nd day of February, 2018.



Sharilyn Zellhuber, Chairman



Brian Templin, City Planner