

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 570-16-PC

GRANTING PRELIMINARY PLAT APPROVAL TO JS DEVELOPMENT TO
REPLAT TRACTS 10 AND 12, USS 2611 INTO FIVE LOTS

WHEREAS, the Planning Commission held a public hearing on June 23, 2016;
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:

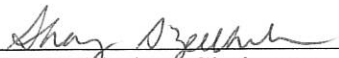
- A. That the proposed subdivision is consistent with the Craig Comprehensive Plan;
- B. That historic buildings or sites or natural features which are significant to the
community or required to be protected by law (such as eagle nest trees) are preserved in
the design of the development.
- C. That 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 JS Commercial 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 owner install all utilities as required by the Craig Public Works Director;
5. that the final plat be submitted in .DWG format and on reproducible mylar;

Approved this 23rd day of June, 2016.



Sharilyn Zellhuber, Chairman



Brian Templin, City Planner