

CITY USE ONLY

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

Conditional Use Permit Application

Applicant's Name Aaron Bean

Address 505 Hilltop Drive Telephone No. (907) 738 8923

Applicant's Representative (if applicable) N/A

Address 505 Hilltop Drive Telephone No. (907) 738 8923

Subject Property Legal Description: Lot 4 Block/Tract 6 Survey Number _____

Lot Size: 6,500 Subdivision Name _____

Township: _____ Range: _____

To help the planning commission gather facts about the proposed conditional use permit, please complete the following:

1. Describe in detail the conditional use requested: See attached

2. Please attached a plot plan showing lot lines, building locations, parking spaces, and other relevant information. (see attached)

3. What types of chemicals, processes, machinery or equipment will be used: _____

4. Approximately how many days per week and how many hours per day will the proposed use operate? This is based on demand, and we would expect peak season in the summer months; in which case the apartment would be rented 7 days a week.

5. What noise, odor, smoke, dust, or other pollutants could be caused by the proposal?
N/A

6. What types of uses are currently located within 300 feet of the exterior property boundaries?
The lot is located at 505 Hilltop drive and code section 18.05.003 applies. As far as I know, there are not any uses outside what is prescribed in High-Density residential areas.

7. What types and sizes of buildings, signs, storage and loading areas, screening, etc. are planned (size, height, type)? The addition will be added above the garage and blend with the house.

8. What utilities are needed? Standard residential utilities

9. What roads will provide access? Hilltop Drive

10. What type and volume of traffic will be generated by the conditional use? See attached

11. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)? See attached building plans

12. Will the proposed conditional use be compatible with the neighborhood in general? Why?
See attached

The criteria by which a conditional use permit application is approved or denied is listed in Chapter 18.06.002.C-K of the Craig Land Development Code.

A decision 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) being duly sworn, depose and say that the foregoing statements and answers herein contained, and the information herewith submitted, are in all respects true and correct to the best of my knowledge and beliefs.

Dated this 28th day of February, 2023.

/s/ Aaron Bean
Applicant

Applicant

Authorization for Agency

If the applicant listed on this application is other than the sole deed holder of the property or properties upon which the temporary use will take place, complete the following authorization to act as agent:

I (we), the undersigned, hereby certify that as deed holder(s) of record of the property or properties described above, I (we) hereby authorize the person listed as the applicant on this application to act and appeal as agent with respect to this application.

Dated this 28th day of February, 2023.

Signature(s) of deed holders: /s/ Aaron Bean

/s/ Mellissa Bean

1) Describe in detail the conditional use requested:

We are seeking a Conditional Use Permit (CUP) to build a two-bedroom, one-bathroom apartment above our existing two-car garage in Craig, Alaska. The new apartment will provide much-needed additional housing in our community while utilizing existing space and infrastructure. The apartment will be approximately 800 square feet and will include a full kitchen, living room, and dining area. In addition, we intend to use the apartment as a short-term rental to help meet the growing demand for tourist accommodations in Craig. The exterior of the building will be designed to match the existing architecture of our home and garage, ensuring that it blends seamlessly into the surrounding neighborhood. We believe that this project will be an asset to our community and will provide economic benefits while preserving the character of our neighborhood. We look forward to obtaining the necessary approvals to move forward with construction. To be clear, there is a good potential that the apartment would be used as a short term rental.

10) What type and volume of traffic will be generated by the conditional use?

The type and volume of traffic associated with the aforementioned apartment would primarily consist of occasional vehicle traffic associated with short-term rental guests. We anticipate that the majority of guests will be arriving by car or rental vehicle, and the number of vehicles will vary depending on the length of stay and the number of guests. However, we do not anticipate any significant increase in traffic volume, as the apartment will not be used for commercial purposes and will primarily serve as a lodging option for visitors to our community. Furthermore, the apartment will be located on our property, which is accessed via a private driveway, so any traffic associated with the apartment will be limited to our property and will not affect the surrounding neighborhood. We are committed to being good neighbors and minimizing any potential impacts associated with this project.

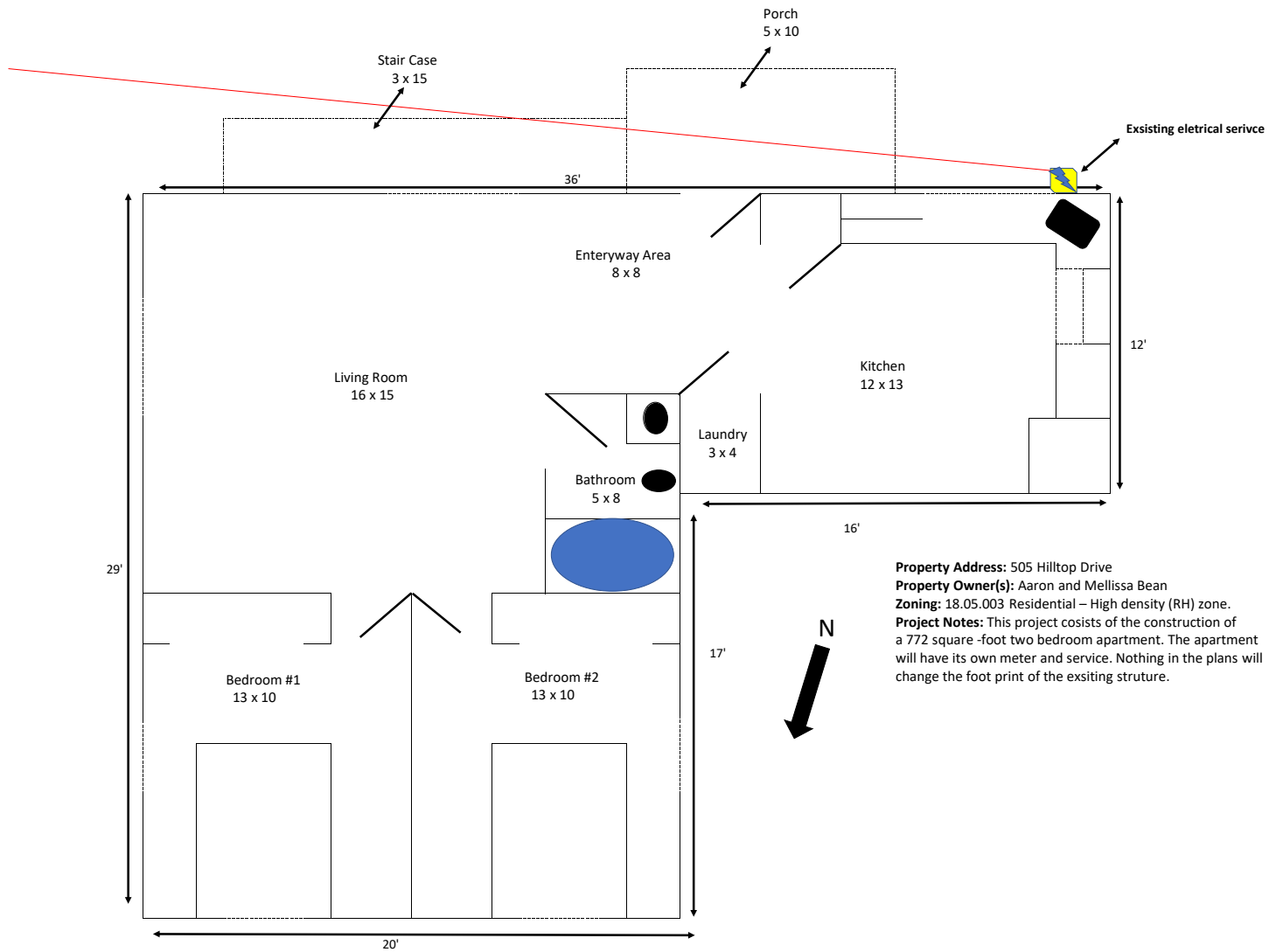
12) Will the proposed conditional use be compatible with the neighborhood in general? Why?

We believe that the proposed conditional use of building a two-bedroom, one-bathroom apartment above our existing two-car garage in Craig, Alaska will be compatible with the surrounding neighborhood. The apartment will be designed to match the existing architecture of our home and garage, ensuring that it blends seamlessly into the surrounding neighborhood. Furthermore, the apartment will be located on our property, which is accessed via a private driveway, so any potential impacts associated with the apartment will be limited to our property and will not affect the surrounding neighborhood.

In addition, the apartment will provide much-needed additional housing in our community while utilizing existing space and infrastructure. With the growing demand for tourist accommodations in Craig, the apartment will also provide economic benefits while preserving the character of our neighborhood. We are committed to being good neighbors and will ensure

Conditional Use Permit Application addendum to application questions - 505 Hilltop Drive, Craig Alaska 99921

that the proposed conditional use will not have any adverse impacts on the surrounding community. Overall, we believe that the proposed conditional use will be compatible with the neighborhood in general



Property Address: 505 Hilltop Drive
Property Owner(s): Aaron and Mellissa Bean
Zoning: 18.05.003 Residential – High density (RH) zone.
Project Notes: This project consists of the construction of a 772 square-foot two bedroom apartment. The apartment will have its own meter and service. Nothing in the plans will change the foot print of the existing structure.

City of Craig East Craig Zoning Map

C r a i g

Legend	
Public	
Commercial	
Light Industrial	
Heavy Industrial	
Marine Industrial	
Forestry	
High Density Residential	
Medium Density Residential	
Low Density Residential	
Suburban Residential	

Revised: 11/01/2017

