

**CITY OF CRAIG  
PLANNING COMMISSION**

Staff Report

June 13, 2023

Applicant: Robert Anderson  
Requested Action: Approval of replat of Lot 4 and Tract C, USS 1430  
Location: 200 and 202 Eighth Street  
Zoning: Marine Industrial & High Density Residential I  
Surrounding Uses: North: Marine Industrial  
South: High Density Residential  
East: Marine Industrial  
West: Marine Industrial

**Analysis**

Robert Anderson is seeking to replat Lot 4, Block 28, USS 1430 and Tract C, USS 1430 to create Lot 4A, Block 28, USS 1430 and Tract C-1, USS 1430. This replat will adjust the boundary line between the two lots, narrowing Lot 4 on its eastern end and widening it at its western end. Lot 4A will be High-Density Residential I while Tract C-1 will be Marine Industrial.

The city planner has reviewed the plat and found that it met the requirements outlined in the preliminary plat review:

1. The Certificate of Approval by the Planning Commission should correct the misspelling of commission.
2. Water and sewer access should be confirmed with the Public Works Department. Both lots should have access to utilities which may need to be installed. These will need to be installed at the owner's expense if they are not already installed.
3. Utility easements may be required depending on the layout of water and sewer lines. These utility locations, if existing, should be verified prior to the submission of the final plat so easement needs can be assessed.
4. Owner Certificates could be combined with room for two signatures.
5. Note 3 should be completed.
6. The new property corners should be added and any missing corners should be replaced.
7. That the final plat be submitted in .DWG format, paper and on reproducible mylar

In addition, due to the nature of the replat, rezoning was required so that the sections being swapped between Lot 4 and Tract C would be the appropriate zoning once the replat is finalized. After two public hearings the Craig City Council passed Ordinance 758 on June 8<sup>th</sup> rezoning the entirety of proposed Lot 4A into High Density Residential I and Tract C-1 into Marine Industrial. In this process the total area of each lot was

corrected as a mistake was noticed in the size of the parcels being swapped relative to the bearings. The correct dimensions are presented on the final plat.

Applicant has submitted one full size paper copy and one full size mylar copy, with surveyor and owner signatures completed, to the City of Craig for final approval after all conditions/corrections shown above have been made.

**Recommendation**

That the planning commission approve Resolution 618-23-PC, approving the final plat.

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PLANNING COMMISSION**

**RESOLUTION 618-23-PC**

GRANTING APPROVAL TO ROBERT ANDERSON TO REPLAT LOT 4, BLOCK 28 AND TRACT C, USS 1430 INTO LOT 4A, BLOCK 28 AND TRACT C-1, USS 1430.

WHEREAS, the Planning Commission held a public hearing on June 22, 2023; 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 final plat shown as R. ANDERSON BOAT SHOP as the following conditions are met:

- 1. that the comments previously 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 and bond paper as directed by the Craig City Planner;

Approved this 22<sup>nd</sup> day of June 2023.

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Sharilyn Zellhuber, Chairman

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Samantha Wilson, City Planner