

**CITY OF CRAIG  
PLANNING COMMISSION**

Staff Report  
November 27, 2023

Applicant: Shaan-Seet Inc

Requested Action: Approval of Preliminary Plat of Lot 1 & 2, USS 2613

Location: Lot 1 & 2, USS 2613

Zoning: Commercial

Surrounding Uses: North: Public/Commercial  
South: High-Density Residential  
East: High-Density residential  
West: Marine Industrial/Heavy Industrial

**Analysis**

Shaan-Seet Inc. owns Lot 1 and Lot 2, USS 2613, both of which are zoned Commercial. Shaan-Seet Inc. proposes extending the boundaries of Lot 1 along the northwestern edge of Lot 2. The proposed lots would be Lot 1A and Lot 2A; Lot 1A would contain all tideland between the two lots and Lot 2A would become a smaller lot.

Shaan-Seet Inc. has been working with the Craig Tribal Association with the intent of leasing Lot 2A for the establishment of a gas station. A conditional use permit listing the Craig Tribal Association as the operator will be required prior to operation of a gas station at the listed location. A conditional use permit was granted to Shaan-Seet Inc. in 2011 to operate a gas station in the same location. This subdivision is not required by the City of Craig but is desirable to Shaan-Seet Inc.

Both lots will remain accessible via the Craig-Klawock Highway. An additional access and utility easement has been proposed along the southwestern boundary between Lot 1A and Lot 2A.

Due to the replat itself qualifying as a minor replat, no improvements would be required as a part of the replat. Any water or sewer work will require cooperation with the State of Alaska and the City of Craig Public Works Department.

Staff have reviewed the submitted plat; a copy of the preliminary plat and the comments are attached.

The preliminary plat can be approved, but the final plat should be approved when the following conditions have been 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 conforms to the requirements of 18.09.009 of the Craig Land Development Code;
  4. that the final plat be submitted in .DWG format, on reproducible mylar, and two full sized paper copies;

**Recommendation**

That the planning commission approve Resolution 621-23-PC, approving the preliminary plat creating Lot 1A and Lot 2A, USS 2613.

**CITY OF CRAIG  
PLANNING COMMISSION**

**RESOLUTION 621-23-PC**

GRANTING PRELIMINARY PLAT APPROVAL TO SHAAN-SEET INC TO  
REPLAT LOT 1 & LOT 2, USS 2613 INTO LOT 1A & LOT 2, USS 2613.

WHEREAS, the Planning Commission held a public hearing on November 30, 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 preliminary plat for the replat shown as the Craig Gas Station 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 conforms to the requirements of 18.09.009 of the Craig Land Development Code;
4. that the final plat be submitted in .DWG format, on reproducible mylar, and two full sized paper copies;

Approved this 30<sup>th</sup> day of November, 2023.

---

Sharilyn Zellhuber, Chairman

---

Samantha Wilson, City Planner