

**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report
January 25, 2024

Applicant: New Hope Baptist Church

Requested Action: Conditional Use Permit – Religious Assembly in Low-Density Residential Zone

Location: 9A, Block 2, ANCSA14c3 (116 Tanner Crab Court)

Lot Size: 35,977 SF

Zoning: Residential Low Density

Surrounding Uses: North: Low-Density Residential & Forestry
West: Low-Density Residential & Public
South: Low-Density Residential
East: Forestry

Analysis

New Hope Baptist Church operates a religious assembly at 116 Tanner Crab Court. The current building site, previously known as Lot 8, Block A, Crab Cove Height Subdivision was reviewed and approved as a location for religious assembly in a low-density residential zone on November 14, 2000. Since that time, two adjacent residential lots have been purchased by the church, and all three lots were merged in a replat approved on June 24, 2021.

New Hope Baptist Church is seeking a conditional use permit to add a new religious assembly building on Lot 9A. The new building would feature up to 150 seats in the primary sanctuary as well as a ½ court basketball-sized gym so attendees and/or children could play out of the weather. The old building would remain, continuing to serve its function as housing for the pastor and missionaries as well as serve as an event hall.

The total enclosed footprint of the new building, would be 8,370 sqft. The footprint of the old building is 2,400 sqft. Density requirements in a low-density residential neighborhood allow for the up to 50 coverage of the lot after the 10’ setbacks are subtracted for the total lot size. As applied to lot 9A, up to 14,300 sqft of the lot may be covered by buildings so long as needs for off-street parking are still met. As indicated in the plans, this means 10,770 sqft of the lot will be covered and density standards are met.

Off-street parking will need to be considered for the added use. The Craig Municipal Code, Section 18.14.030 C states churches must have one parking space for each 5 seats. The new building is planned to host up to 150 seats and would therefore require up to 30 parking spaces.

The gym appears to best fit under Section G. General school auditorium (paraphrased) which would require one parking space for each 400 sqft. The entire gym area with storage and balcony considered covers approx. 3,030 sqft, requiring up to 8 parking spaces. If only the active gym area is considered, only six parking spaces would be required for the gym area (approx. 2,399 sqft). The old building would be considered on the old lot space with the original parking covered by the current/original conditional use permit. The planned lot appears to depict 38 parking spaces, although three of those are included on the old lot which hosts the old building.

As required by the Craig Municipal Code Chapter 18.14 a standard parking space must be at least 8' x 20' and exist entirely off of street-front. If a row of parking is provided in the front, and parallel parking is provided in the back (20' & 8' respectively), up to 12' would be left for the alley/driving path in the back of the building.

A public notice was sent to all property owners within 300' of the subject property. Due to abundant inquiry prior to the submission of a conditional use permit, notices were sent to the entirety of Tanner Crab Court to ensure all concerned individuals receive a notice letter.

Other features of the building will be met through the building permit process. The retaining wall is depicted as oversized in the drawing due to rendering limitations, but will be under 6' within the property setback as required. Retaining walls over 6' tall are not permitted within property setbacks.

Prior concerns expressed by individuals living in Tanner Crab Court include parking, increased traffic, planned commercial use on the site, and noise. These concerns were expressed prior to the submission of this conditional use permit application. As this intended use is located on a low-density residential lot, potential disruption to residents should be taken into consideration.

I have attached a copy of the application.

Per 18.06.002 of the LDC, the following criteria shall be met before a conditional use permit may be issued:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.

8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided. (See Chapter 18.14, Parking.)
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do 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.

Criteria 1, 3, 5-9, 13, and 15 of this section appear to be met on the face of the application. The commission should discuss Criteria 2, 4, 10, 11, and 14 at the public hearing on January 25, 2024. Criteria 2 should be discussed due to the changed use of the event hall. The Planning Commission must determine if this use fits under religious assembly or if that use would require its own CUP. Criteria 4 and 10 should be discussed with regards to the increased use of the area, addition of a gym, and any comments that arise from the public.

Recommendation

That the planning commission discuss the required criteria for approval at the January 25, 2024 meeting and consider adoption of Resolution 623-24-PC granting a CUP to the New Hope Baptist Church to operate a new religious assembly on 116 Tanner Crab Court (Lot 9A, Block 2, Tanner Crab Court Subdivision) subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that all parking associated with use will be off-street.;
3. that no commercial activity or activity that otherwise is not permitted under Section 18.05.001 in a Low-density residential zone.
4. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;
5. the conditional use permit may be reviewed by the Planning Commission 12 months after approval to ensure compliance with these provisions.

**CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 623-24-PC**

APPROVING A REQUEST BY THE NEW HOPE BAPTIST CHURCH FOR A
CONDITIONAL USE PERMIT FOR RELIGIOUS ASSEMBLY IN A RESIDENTIAL
ZONE AT LOT 9A, BLOCK 2, CRAB COVE HEIGHT SUBDIVISION

WHEREAS, the Planning Commission held a public hearing on January 25, 2024; and,

WHEREAS, public notice was given in accordance with Section 18.06.002 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.002.C of the Craig Land Development Code are met as follows:

1. The proposal is consistent with the Craig Comprehensive Plan, the Craig Coastal Management Program, the Craig Municipal Code, Craig Reconveyance Plan, and other applicable ordinances.
2. The proposed use is conditionally permitted in the Commercial zone.
3. The proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. The proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. The proposed use would not affect the health and safety of persons or property.
6. The location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. The proposal would not have a significant detrimental effect on property values in the area.
9. All utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. Access is adequate to serve the additional volume and type of traffic without threatening health and safety or significantly altering traffic volumes and patterns.
11. Adequate off-street parking is provided.
12. The proposed use will not degrade land, air, water or habitat quality.
13. The proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses.
14. Other relevant objections made evident at the public hearing are addressed.
15. The proposed use and development do 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission approves the request by the New Hope Baptist Church for a conditional use permit for religious assembly in a residential zone at Lot 9A, Block 2, Tanner Crab Court Subdivision, subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that all parking associated with use will be off-street.;
3. that no commercial activity or activity that otherwise is not permitted under Section 18.05.001 in a Low-density residential zone.
4. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;
5. the conditional use permit may be reviewed by the Planning Commission 12 months after approval to ensure compliance with these provisions.

Approved this 25th day of January, 2024.

Chair Sharilyn Zellhuber

Samantha Wilson, Planner