

**CITY OF CRAIG  
PLANNING COMMISSION**

Staff Report  
February 29, 2024

Applicant: Kim Patotzka

Requested Action: Approval of Preliminary Plat of Lot 3 & Lot 4, Block 2A, USS 1430

Location: 503 & 505 Beach Road

Zoning: High-Density Residential Zone

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

**Analysis**

Kim Patotzka has submitted a preliminary plat drafted by R&M Engineering that would vacate the property line between Lot 3 & Lot 4, Block 2A, USS 1430. The pair of lots are both zoned High-Density Residential and currently contain a number of structures. On Lot 3, there is a trailer, a large shed with an open front, and a small 8’x10’ shed. On Lot 4, there is a trailer and a second structure that appears to be a secondary dwelling unit.

Access to the lots will not be changed.

There not appear to be any major improvements to the lots due to the merging. Merging may make it easier to meet filled tideland lot density standards. According to Kim Patotzka, he may be considering selling lots. A large lot may be more attractive to a potential buyer and would allow for more building flexibility.

Due to the replat itself qualifying as a minor replat, no improvements would be required as a part of the replat.

A copy of the preliminary plat is attached. Staff will continue to review the submitted plat; and will present comments at the planning meeting.

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 review Resolution 628-24-PC, approving the preliminary plat creating Lot 4, Block 2A, USS 1430.

**CITY OF CRAIG  
PLANNING COMMISSION**

**RESOLUTION 628-24-PC**

GRANTING PRELIMINARY PLAT APPROVAL TO KIM PATOTZKA TO REPLAT Lot 3 & LOT 4, BLOCK 2A, USS 1430 INTO A SINGLE LOT 3A, BLOCK 2A, USS 1420.

WHEREAS, the Planning Commission held a public hearing on February 29, 2024; 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 Free Trailer 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 one full sized paper copy;

Approved this 29<sup>th</sup> day of February, 2024.

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Sharilyn Zellhuber, Chairman

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Samantha Wilson, City Planner