

**CITY OF CRAIG  
PLANNING COMMISSION**

Staff Report  
February 29, 2024

Applicant: Craig Tribal Association and City of Craig  
Requested Action: Approval of Preliminary Plat of a Tract P, USS 2327  
Location: 252 Cold Storage Road  
Zoning: Public  
Surrounding Uses: North: Public  
South: Commercial  
East: Heavy Industrial/ROW  
West: ROW

**Analysis**

The City of Craig owns Tract P, USS 2327. The Craig Tribal Association has been working for several years on a new access road through the tract to the lower level of the Craig Tribal Hall. The project has been discussed at a number of City Council meetings. In 2019 a preliminary plat that reflected the design approved by the council was submitted and approved. A final plat was not submitted and the 2019 plat has since expired. This plat will formally set aside the right-of-way for the road and will create a remainder tract on the lot which is currently being used by Craig Public Works. The design of the ROW takes the future fire hall into consideration.

A copy of the preliminary plat is attached. Although similar, there are a couple differences from the original preliminary plat submitted in 2019. A couple of the previously listed recommendations have been meet, but not all of them. Staff will continue to review the submitted plat; and will present comments at the planning meeting.

Although a preliminary plat was previously approved in 2019 for this ROW dedication, such plats expire after two years. This review will bring the replat current again.

The following actions should be taken as part of the final plat submission to the City of Craig for approval:

1. All comments made by the city planner and planning commission shall be 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 at least one full sized paper copy.

**Recommendation**

That the planning commission approve Resolution 629-24-PC, approving the preliminary plat dedicating a ROW and creating Lot Tract P-2 of a Replat of Tract P.

**CITY OF CRAIG  
PLANNING COMMISSION**

**RESOLUTION 629-24-PC**

GRANTING PRELIMINARY PLAT APPROVAL TO CRAIG TRIBAL  
ASSOCIATION AND THE CITY OF CRAIG TO REPLAT TRACT P, USS 2327

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 Tract P Replat 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 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 29<sup>th</sup> day of February 2024.

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Sharilyn Zellhuber, Chairman

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Samantha Wilson, City Planner