

ORDINANCE NO. 326

CITY OF CRAIG  
AMENDING THE LAND USE AND ZONE DESIGNATIONS ON THE EASTERN PORTION  
OF LOTS 10 & 12, USS 2611, FROM INDUSTRIAL/LIGHT INDUSTRIAL TO  
RESIDENTIAL/RESIDENTIAL HIGH DENSITY WITH SPECIAL LIMITATIONS

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CRAIG, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and the code sections adopted hereby shall become a part of the code of the City of Craig, Alaska.

Section 2. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Effective Date. This ordinance shall be effective upon recordation of the Special Limitations.

Section 4. Action. This ordinance amends the land use and zone designations on the eastern portions of Lots 10 and 12, USS 2611, as shown on the attached map and described as follows:

Eastern portion of Lot 10, USS 2611 Beginning at the northeast corner of Lot 10, USS 2611; then west 170' along the northern boundary of Lot 10 to a point; then southerly along the existing fence to the southern boundary of Lot 10; then east 188' along the southern boundary of Lot 10 to the southeast corner of Lot 10; then north 275' along the eastern boundary of Lot 10 to the northeast corner of Lot 10, USS 2611, and the

Eastern portion of Lot 12, USS 2611 Beginning at the northeast corner of Lot 12, USS 2611, then 188' west along the northern boundary of Lot 12 to a point; then southerly to a point on the southern boundary of Lot 12 located 236 feet west of the southeast corner of Lot 12; then east along the southern boundary 236' to the southeast corner of Lot 12; then north along the eastern boundary of Lot 12 for 264' to the northeast corner of Lot 12, USS 2611

the land use designation is changed from industrial to residential and the zone designation is changed Light Industrial to Residential High Density with the following Special Limitations:

1. The residential use of the property is limited to a mobile home park.
2. If the mobile home park and all mobile homes, travel trailers, and motor homes are removed from the property anytime before August 8, 1996 the land use and zone designations will revert to Industrial/Light Industrial.
3. If the mobile home park and all mobile homes, travel trailers and motor homes are not removed from the property before

August 8, 1996, the land use and zone designation of Residential/High Density will be permanent.

4. The Special Limitation shall be recorded in the District Recorders Office.
5. The land use and zone designation changes, with the Special Limitation, shall not be effective until the property owner records the ordinance granting the special limitation in the District Recording Office.

PASSED AND APPROVED ON 11-21, 1991

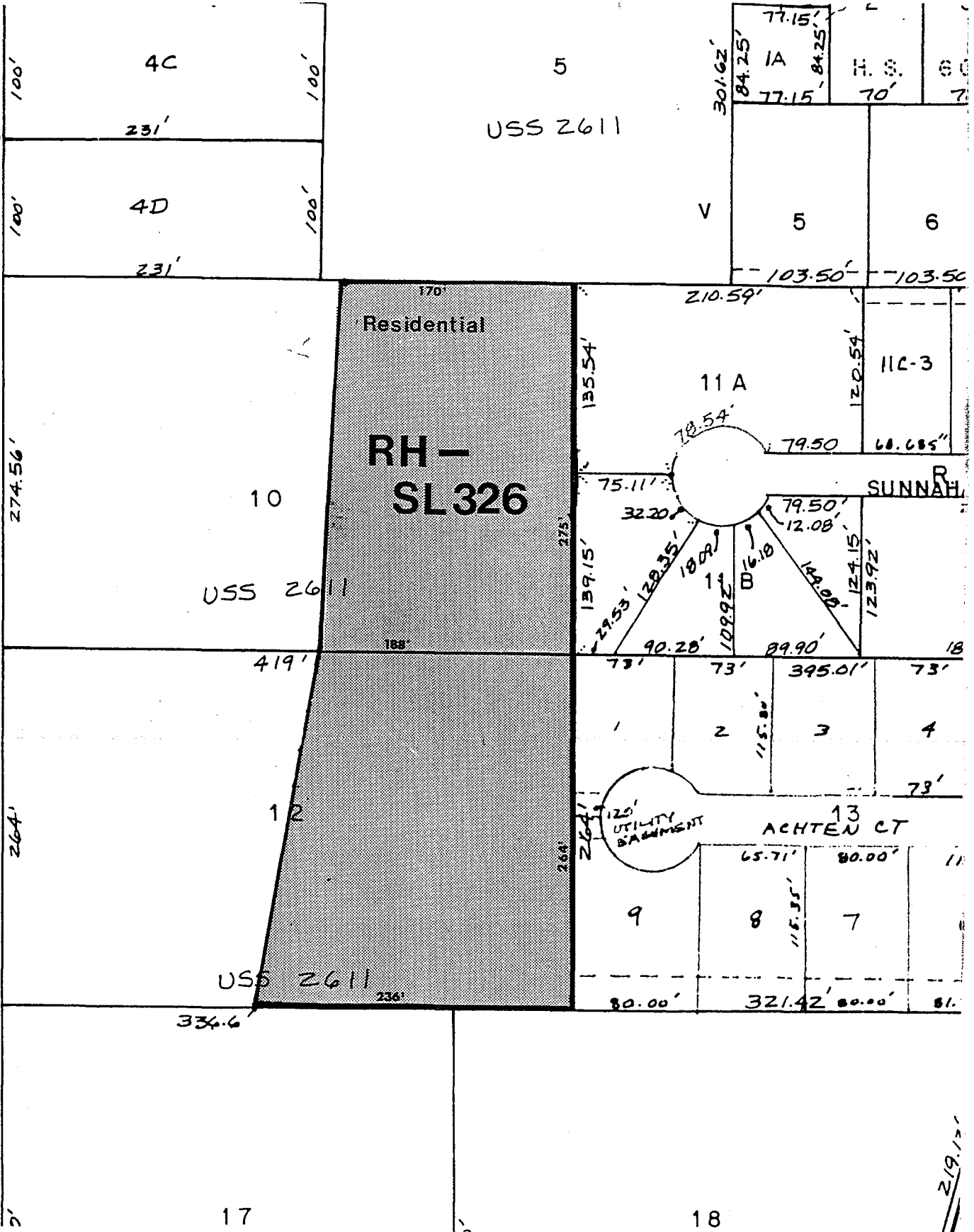
*Fred Hamilton Sr.*  
ACTING MAYOR - FRED HAMILTON SR.

ATTEST

*Helen Gray*  
HELEN GRAY, CITY CLERK



66' PORT BAGIAL BLVD. 6-WJ



Residential  
RH-SL326

USS 2611

USS 2611

USS 2611

219.12'



## MEMORANDUM

TO: Craig City Council  
FROM: Charity Fechter, City Planner *CF*  
RE: Ordinance No. 326

DATE: October 30, 1991

Ordinance No. 326 is to change the land use and zone designations on the eastern portions of Lots 10 and 12, USS 2611. If approved, the land use designation would be residential and the zone would be Residential High Density with Special Limitations.

The total area proposed for the change is about 2.4 acres. There is an employee mobile home park on the eastern portion of Lot 10. A temporary use permit to allow up to 5 mobile homes for up to one year was approved on the eastern portion of Lot 12. There are already two permanent mobile homes on Lot 12.

The Special Limitations would limit the residential use of the property to mobile homes for at five years. If at the end of that time there are no mobile homes on the property, the zone and land use designations will revert to industrial/Light Industrial. If there are mobile homes on the property, the zone change to RH will be permanent. There is also a requirement for Mr. Seley to record the Special Limitation in the District Recording Office before the zone change becomes effective. The applicant must agree to the Special Limitations in writing.

Resolution 260-91-PC contains an error in the property description for Lot 10. The distance of 210' should be stricken, so the correct description reads:

Eastern portion of Lot 10, USS 2611 Beginning at the northeast corner of Lot 10, USS 2611; then west 170' along the northern boundary of Lot 10 to a point; then southerly along the existing fence ~~210'~~ to the southern boundary of Lot 10; then east 188' along the southern boundary of Lot 10 to the southeast corner of Lot 10; then north 275' along the eastern boundary of Lot 10 to the northeast corner of Lot 10, USS 2611, and the

The proposed change would not affect the western remainders of the lots. The western portions are used for commercial/industrial purposes.

A copy of the staff report to the Planning Commission is attached.

STAFF REPORT - October 24, 1991  
Charity Fechter, City Planner

GENERAL INFORMATION

RZ 91-08-1 (Rehearing)

APPLICANT: James L. Seley (P.O.Box 79)

REQUESTED ACTION: Change of land use and zone designation from Industrial/Light Industrial to Residential/High Density, with a Special Limitation which will cause the designations to revert back to Industrial/Light Industrial if the mobile home park is removed within 5 years.

LOCATION: Eastern portion of Lots 10 and 12, USS 2611

ZONING: Light Industrial

PHYSICAL DATA: The eastern portion of Lot 10 is a mobile home park for employees of JS Construction. The eastern portion of Lot 12 has several mobile homes on it, including 3 that were approved by a temporary use permit in October, 1990.

UTILITIES: All utilities are available.

SURROUNDING USES: North - 6-plex and Undeveloped commercial  
East, South - Single family residential  
West - Port Bagial Blvd., undeveloped

ANALYSIS

In October, 1990, Mr. Seley presented a similar plan to the Planning Commission. Since that time, the East Craig Transportation Plan changes were adopted by the City Council (Ord. No. 319) and the land use and zone designation process was changed to allow Special Limitations.

There is a mobile home park already on the eastern portion of Lot 10. This change will make it possible to remove the requirement that all tenants be employed by JS Construction/Warehouse. The change on Lot 12 will make it possible to expand the mobile home park.

Mobile home spaces are extremely limited in the Craig area. Shaan Seet and Harborview have had waiting lists for some time, and there are few parcels large enough to develop as a mobile home park. At this time, there seems to be much greater demand for mobile home spaces than Light Industrial property. Lots 10 and 12 are the only properties in Craig zoned Light Industrial.

The area of the requested zone change is about 2.4 acres. If approved, this would leave about 2.8 acres in Light Industrial.

The Planning Commission denied this request on August 8, 1991, because the proposal would require split zoning on two parcels, and there was inadequate information supplied upon which to make a decision. Mr. Seley has submitted additional information, including maps showing locations of existing businesses, mobile homes and dimensions of the proposed zone change.

Although split zoning is generally not considered a prudent action, it is unlikely that the two lots could be subdivided because of inadequate access. Access from Port Bagial Boulevard is infeasible anywhere but at the northern end of Lot 10. Even at that end, there is no assurance that access to Port Bagial would meet City standards. If two north/south lots were created, the only legal access to the new eastern lot would be by the 20' platted easement on the Yates-Gibson subdivision (Lot 13). The transportation plan recommends a north/south collector through Lots 10 and 12, then along Lots 17/18 to their southern boundary, where a platted street and an easement are in place.

There are several options open to the Planning Commission.

1. Find that the required criteria for approval listed in Section 18.06.004 are met and approve a change to the land use and zone designation from Industrial/Light Industrial to Residential High Density on the eastern 185 feet of Lot 10, USS 2611 and the eastern 200 feet of Lot 12, USS 2611, subject to the following Special Limitation:
  - a. The residential use of the property is limited to a mobile home park.
  - b. If the mobile home park and all mobile homes, travel trailers, and motor homes are removed from the property anytime before August 8, 1996 the land use and zone designations will revert to Industrial/Light Industrial.
  - c. If the mobile home park and all mobile homes, travel trailers and motor homes are not removed from the property before August 8, 1996, the land use and zone designation of Residential/High Density will be permanent.
  - d. The Special Limitation shall be recorded in the District Records Office.
  - e. The land use and zone designation changes, with the Special Limitation, shall not be effective until the property owner records the ordinance granting the special limitation in the District Recording Office.
2. Find that the required criteria for approval are met and approve the zone change without any Special Limitations.

3. Find that the required criteria for approval are not met and recommend that the plan and zone designation remain Light Industrial.

RECOMMENDATION (Resolution <sup>240</sup>~~259~~-91-PC)

Determine whether the required criteria for approval listed in Section 18.06.004 of the Craig Land Development Code are met.

If the Planning Commission recommends approval without requiring a subdivision, the property would be described as follows:

Eastern portion of Lot 10, USS 2611 Beginning at the northeast corner of Lot 10, USS 2611; then west 170' to a point; then southerly along the existing fence 210' to the southern boundary of Lot 10; then east 188' to the southeast corner of Lot 10; then north 275' along the eastern boundary to the northeast corner of Lot 10.

Eastern portion of Lot 12, USS 2611 Beginning at the northeast corner of Lot 12, USS 2611, then west 188' to a point; then southerly to a point on the southern boundary of Lot 12 located 236 feet west of the southeast corner; then east along the southern boundary 236' to the southeast corner of Lot 12; then north along the eastern boundary of Lot 12 for 264' to the northeast corner of Lot 12.