

ORDINANCE No. 352

CITY OF CRAIG

CHANGING THE ZONING DESIGNATION ON THIRTY SIX PARCELS; ADDING THE MOBILE BUILDING RESTRICTED AND STREAM SIDE SETBACK OVERLAYS TO FIFTEEN PARCELS; AND REPEALING THE TEMPORARY RECONVEYANCE RESERVE ZONES, SECTIONS 18.05.015, 18.05.016 AND 18.05.017 OF THE CRAIG MUNICIPAL CODE

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 immediately upon adoption.

Section 4. Action. This ordinance amends the official zoning map by changing the zoning designation on the thirty six parcels described in Attachment "A" and illustrated in Attachment "B"; by adding the mobile building restricted overlay to the seven parcels identified in Attachment "C"; and by adding the stream side setback overlay to the eight parcels identified in Attachment "D". Temporary Reconveyance Reserve Zone, General (18.05.015); Temporary Reconveyance Reserve Zone, Heavy Industrial (18.05.016); and Temporary Reconveyance Reserve Zone, Marine Industrial (18.05.017) are hereby repealed.

APPROVED

4-

, 1993



MAYOR DENNIS WATSON



ATTEST: CITY CLERK

**ORDINANCE 352  
ATTACHMENT "A"**

**Parcel 1: The northern one-half of False Island\***

Beginning at the northernmost point of mean high water of False Island, thence southerly along the western mean high water line a distance of approximately 540 feet, thence east across the island to mean high water, thence northerly to the point of beginning.

Parcel 1 is hereby zoned Marine Industrial.

**Parcel 2: The southern one-half of False Island**

Beginning at the southernmost point of mean high water of False Island, thence northerly along the western mean high water line a distance of approximately 540 feet, thence east across the island to mean high water, thence southerly to the point of beginning.

Parcel 2 is hereby zoned Marine Industrial.

**Parcel 3: False Island Industrial Site\***

Beginning at a point where the western right-of-way line of the Craig/Klawock Highway intersects with the north section line of section 5, Township 74S, Range 81E, such point being corner one of the parcel, thence west along said line approximately 960 feet to the mean high water mark along Klawock Inlet, now established as corner two, thence south 250 feet along the mean high water line, now established as corner three, thence east approximately 1320 feet to the western right-of-way line of the Craig/Klawock Highway, being corner four, thence north along said right-of-way line to the point of beginning.

Parcel 3 is hereby zoned Marine Industrial from the mean high water line inland a distance of 700 feet. The Heavy Industrial zone is hereby established from the east end of the Marine Industrial zone to the Craig/Klawock Highway.

**Parcel 4: SSI Highway Parcel**

Beginning at a point where the eastern right-of-way line of the Craig/Klawock Highway intersects with the north section line of section 5, Township 74S, Range 81E, thence east along said section line approximately 350 feet to the eastern lot line of Parcel 6, as described below, thence south approximately 350 feet along said lot line to a point on the eastern right-of-way of the Craig/Klawock Highway, thence northerly along said right-of-way line to the point of beginning.

Parcel 4 is hereby zoned Light Industrial

\* DENOTES ANCSA 14(c)(3) RECONVEYANCE PARCEL

**Parcel 5: SSI North Crab Bay Parcel**

Beginning at corner three of Parcel 3, above, thence southerly and easterly along the meander line of the mean high water mark of Crab Bay to the center line of Crab Creek, thence easterly along said center line to a point on the western right-of-way line of the Craig/Klawock Highway, thence northerly along said right-of-way line to corner four of Parcel 3, above, thence west along the southern lot line of Parcel 3 to the point of beginning.

Parcel 5 is hereby zoned Marine Industrial from the south line of Parcel 3 to a point 550 feet south, and from corner three of Parcel 3 inland a distance of 700 feet.

The balance of Parcel 5 is hereby zoned Light Industrial.

**Parcel 6: City Shops Site\***

Beginning at a point of the east right-of-way line of the Craig/Klawock Highway 350 feet due south of the north line of Section 5, T74S, R81E, thence east approximately 622 feet, thence north 350 feet, thence west along the north line of Section 5, T74S, R81E, approximately 622 feet, thence south 350 feet to the point of beginning.

Parcel 6 is hereby zoned Public.

**Parcel 7: School Site\***

Beginning at a point on the east right-of-way line of the Craig/Klawock Highway 350 feet due south of the north line of Section 5 T74S R81E thence southeasterly along the east right-of-way to the west boundary of Parcel Number 8, below, thence northeasterly and then north along west line of Parcel 8, to the north line of Section 5, T74S R81E, thence west along said Section line to the east boundary line of Parcel 6, above, thence south 350 feet, thence west approximately 622 feet to the point of beginning.

Parcel 7 is hereby zoned Public.

**Parcel 8: HUD Housing Site\***

See Metes and Bounds description prepared by Kowchee, Inc (Attachment "E").

Parcel 8 is hereby zoned Low Density Residential.

\* DENOTES ANCSA 14(c)(3) RECONVEYANCE PARCEL

**Parcel 9: Crab Creek Rock Pit**

Beginning at the southernmost point of Parcel 8, above, thence southerly along the eastern right-of-way line of the Craig/Klawock Highway to a point which is 100 feet north and west of the center line of Crab Creek where Crab Creek intersects with the eastern right-of-way line of the Craig/Klawock Highway, thence northeasterly and then north to the southeast corner of Parcel 8, above, thence southwesterly along the southern lot line of Parcel 8, above, to the point of beginning.

Parcel 9 is hereby zoned Light Industrial.

**Parcel 10: Health Care Site\***

Beginning at a point on the east right-of-way line of the Craig/Klawock Highway, which is approximately 50 feet south of the centerline of Crab Creek, thence east approximately 650 feet, thence south 400 feet, thence west to the east right-of-way line of the Craig/Klawock Highway, thence north along said east right-of-way line to the point of beginning.

Parcel 10 is hereby zoned Public.

**Parcel 11: Educational Site\***

Beginning at a point on the west right-of-way line of the Craig/Klawock Highway which is approximately 50 feet south of the centerline of Crab Creek, thence south along the west right-of-way line of the Highway approximately 1,200 feet, thence west at a 90 degree angle from the right-of-way line to the shoreline of Crab Bay, thence northerly along the mean high water line to a point 50 feet south of the centerline of Crab Creek, thence easterly to the point of beginning.

Parcel 11 is hereby zoned Public.

**Parcel 12: SSI East Crab Bay Parcel**

Beginning at the southern most corner of Parcel 11, above, on the west right-of-way line of the Craig/Klawock Highway, thence westerly along the southern border of Parcel 11 to the mean high water line of Crab Bay, thence southerly along said water line approximately 360 feet, thence easterly so as to intersect with the west right-of-way of the Craig/Klawock Highway at a right angle, thence northerly along said right-of-way line to the point of beginning.

Parcel 12 is hereby zoned High Density Residential.

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**Parcel 13:**        SSI South Crab Bay Parcel

Beginning at the southernmost corner of Parcel 12, above, on the west right-of-way line of the Craig/Klawock Highway, thence westerly along the southern border of Parcel 12 to the mean high water line of Crab Bay, thence southerly along said water line approximately 1200 feet, thence southerly to the north right-of-way line of the Craig/Klawock Highway, thence northerly along said right-of-way line to the point of beginning.

Parcel 13 is hereby zoned Commercial.

**Parcel 14:**        SSI Crab Bay Upland Parcel

Beginning at the southwest corner of Parcel 10, thence southerly along the east right-of-way line of the Craig/Klawock Highway approximately 1800 feet, thence southeasterly at a right angle to said Highway a distance of approximately 218 feet, thence southerly at a right angle a distance of approximately 50 feet, thence easterly along the northern line of Parcel 15, to the east line of Section 5, T74S R81E, thence north along said section line to the southeast corner of Parcel 10, thence easterly to the point of beginning.

Parcel 14 is hereby zoned High Density Residential.

**Parcel 15:**        Sunnahae Mountain Trail & Parking Area

A 100 foot right-of-way beginning on the east side of the Craig-Klawock Highway approximately 600 feet north of Port St. Nicholas Road then up the west face of Sunnahae Mountain to the southeast corner of the northwest 1/4 of Section 10, T74S, R81E. Plus a one acre parcel centered on the centerline of the above described trail, and which lies 100 feet either side of said centerline and approximately 218 feet from the east side of the Craig\Klawock Highway.

Parcel 15 is hereby zoned Public.

**Parcel 16:**        SSI Bunkhouse Site

Beginning at a point where the Port Saint Nicholas right-of-way intersects with the northern line of section 8, T74S R81E, thence northerly along said right-of-way approximately 450 feet, thence west to the mean high water mark of Port Bagial, thence southerly along the meander line of said high water approximately 450 feet to the northern line of said section, thence east to the point of beginning.

Parcel 16 is hereby zoned Commercial.

**Parcel 17:**      Residential Land Bank\*

Beginning at a point on the west right-of-way line of Port St. Nicholas, Road at the north line of Section 8, T74S R81E, thence south along said west right-of-way line a distance of approximately 300 feet, thence due west to the mean high water line of Port Bagial, thence north along the mean high water line to the north line of section 8, T74S R81E, thence east along said section line to the point of beginning.

Parcel 17 is hereby zoned Low Density Residential.

**Parcel 18:**      SSI Pt. Bagial Residential Site

Beginning at the southeast corner of Parcel 17, thence west to the mean high water line of Port Bagial, thence southerly along said line approximately 675 feet to a point, thence east approximately 350 feet to the western right-of-way line of the Port St. Nicholas Road, thence northerly along said right-of-way to the point of beginning.

Parcel 18 is hereby zoned Suburban Residential.

**Parcel 19:**      SSI Port Bagial Upland Parcel

Beginning at a point where the eastern line of the Port St. Nicholas right-of-way intersects with the northern line of section 8, T74S R81E, thence east approximately 850 feet to the northeast corner of section 8, T74S R81E, thence south along said section line approximately 1,900 feet to the northeast corner of Parcel 21, thence west to the eastern line of the Port St. Nicholas right-of-way, thence northerly along said right-of-way approximately 1,900 feet to a point 50 feet south of the northern line of section 8, T74S R81E, thence east to the point of beginning.

Parcel 19 is hereby zoned Low Density Residential.

**Parcel 20:**      SSI Pt. Bagial Waterfront Parcel

Beginning at the southeast corner of Parcel 18, above, thence west approximately 350 feet to the mean high water line of Port Bagial, thence southerly along said water line to the westernmost corner of Parcel 25, below, thence easterly along the northernmost line of Parcel 25 to a point on the west line of the Port St. Nicholas right-of-way, thence northerly along said right-of-way to the point of beginning.

Parcel 20 is hereby zoned Suburban Residential.

\* DENOTES ANCSA 14(c)(3) RECONVEYANCE PARCEL

**Parcel 21:**        Impoundment Dam and Watershed\*

A parcel lying east of Port St. Nicholas Road which extends both north and south of the center of the impoundment dam 300 feet in each direction, and east to the top of the vertical rock face for a parcel of approximately 10 acres.

Parcel 21 is hereby zoned Public.

**Parcel 22:**        Future Use Site\*

Beginning at the southwest corner of Parcel 21, above, thence southerly along the right-of-way a distance of 200 feet, thence east a distance of approximately 653 feet, thence north 200 feet, thence west a distance of approximately 653 feet to the point of beginning.

Parcel 22 is hereby zoned Public.

**Parcel 23:**        SSI South Pt. Bagial Residential Parcel

Beginning at the southwest corner of Parcel 22, above, thence southerly along the Port. St. Nicholas right-of-way a distance of approximately 850 feet to a point, thence east a distance of approximately 250 feet to the east line of Section 8, T74S R81E, thence north along said section line a distance of approximately 750 feet to the southern lot line of Parcel 22, thence west along said parcel line to the point of beginning.

Parcel 23 is hereby zoned Suburban Residential.

**Parcel 24:**        SSI South Pt. Bagial Commercial Parcel

Beginning at the point where the eastern line of Section 8, T74S R81E intersects with the eastern line of the Port St. Nicholas right-of-way, thence north a distance of approximately 550 feet to the southern line of Parcel 23, above, thence west along said line to the eastern line of said right-of-way, thence southerly along said right-of-way to the point of beginning.

Parcel 24 is hereby zoned Commercial.

**Parcel 25:**        Sandy Beach Park Site\*

Beginning at a point on the west right-of-way line of the Port St. Nicholas Road which is 50 feet south of the centerline of Dog Salmon Creek Road, which is 50 feet south of the centerline of Dog Salmon Creek, thence paralleling the creek for approximately 1,100 feet to the mean high water line of Port Bagial, thence in a southeasterly direction along said mean high water line for

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approximately 1,350 feet, thence northeasterly approximately 300 feet to said right-of-way, thence northwesterly along said right-of-way approximately 1,200 feet to the point of beginning.

Parcel 25 is hereby zoned Public.

**Parcel 26:**        SSI Sunnahae Parcel

All Shaan-Seet properties east of the Craig/Klawock Highway, within the city limits, zoned TRR, and not otherwise described above or below.

Parcel 26 is hereby zoned Forestry.

**Parcel 27:**        Craig Ballfield

All upland on Cemetery Island north of Parcel 28 and west of the Cemetery Island road.

Parcel 27 is hereby zoned Low Density Residential.

**Parcel 28:**        Boat Harbor/Marina Use Site\*

Beginning at a point approximately 250 feet north of the north line of Parcel 29 on the west right of way line of Cemetery Island road, thence west approximately 150 feet to the true point of beginning, thence southwesterly approximately 650 feet, thence northwesterly approximately 200 feet to the mean high water line thence northeasterly along the shoreline approximately 650 feet, thence southwesterly to the true point of beginning.

Parcel 28 is hereby zoned Public.

**Parcel 28-A:**      SSI Cemetery Island Commercial Site.

Beginning at the southeast corner of Parcel 28, thence east to the west line of Parcel 29, thence north along said parcel line a distance of approximately 360 feet, thence west to the eastern line of Parcel 28, thence south to the point of beginning.

Parcel 28-A is hereby zoned Commercial.

**Parcel 29:**        Cemetery Island\*

Beginning at the south end of Cemetery Island road which is 400 feet deep from the mean high water line of Port Bagial, thence southerly and parallel to the mean high water line for a distance of 2,300 feet, thence in a southwesterly direction approximately

\* DENOTES ANCSA 14(c)(3) RECONVEYANCE PARCEL



1,000 feet to a point which is 60 feet from the west shore of Cemetery Island, thence in a southerly direction parallel to and 60 feet from the mean high water line to a point which is 600 feet south of the south line of Section 8 T74S R81E, thence east to the east mean high water line.

Parcel 29 is hereby zoned Public.

**Parcel 30:**      Sewage Treatment Plant Site\*

Beginning at a point on the mean high water line on west side of Cemetery Island which is 60 feet south of the south line of Parcel 29 extended, thence east approximately 700 feet, thence south to the mean high water line, thence westerly and northerly back to the point of beginning to create a site of approximately 4.0 acres.

Parcel 30 is hereby zoned Public.

**Parcel 31:**      SSI Cemetery Island Site

That area of Cemetery Island not otherwise described above or below.

Parcel 31 is hereby zoned Low Density Residential.

**Parcel 31-A:**    SSI Cape Suspiro Parcel

Beginning at the northwest corner of Parcel 30, above, thence east to the northeast corner of Parcel 30, thence south to the mean high water line, thence east and north along said line to the southeast corner of Parcel 29, thence west to the mean high water line on the west shore of Cemetery Island, thence southerly along said line to the point of beginning.

Parcel 31-A is hereby zoned Forestry.

**Parcel 32:**      SSI Port Bagial Island #1

Government Lot 7, Section 8, T74S R81E. Also described as: An island, beginning at a point at mean high water that is approximately 550 feet west of the western line of Parcel 20, thence following said mean high water line entirely around said island to the point of beginning.

Parcel 32 is hereby zoned Forestry.

\* DENOTES ANCSA 14(c)(3) RECONVEYANCE PARCEL

**Parcel 33:**        SSI Port Bagial Island #2  
Government Lot 8, Section 8, T74S R81E. Also described as: An island, south and west of Parcel 32, above, beginning at a point at mean high water that is approximately 1,000 feet west of the western line of Parcel 20, thence following said mean high water line entirely around said island to the point of beginning.

Parcel 33 is hereby zoned Forestry.

**Shaan-Seet Trailer Court:**        Spaces 60 and 62  
Shaan-Seet Trailer Court, Spaces 60 and 62, adjacent to the Craig Klawock Highway.

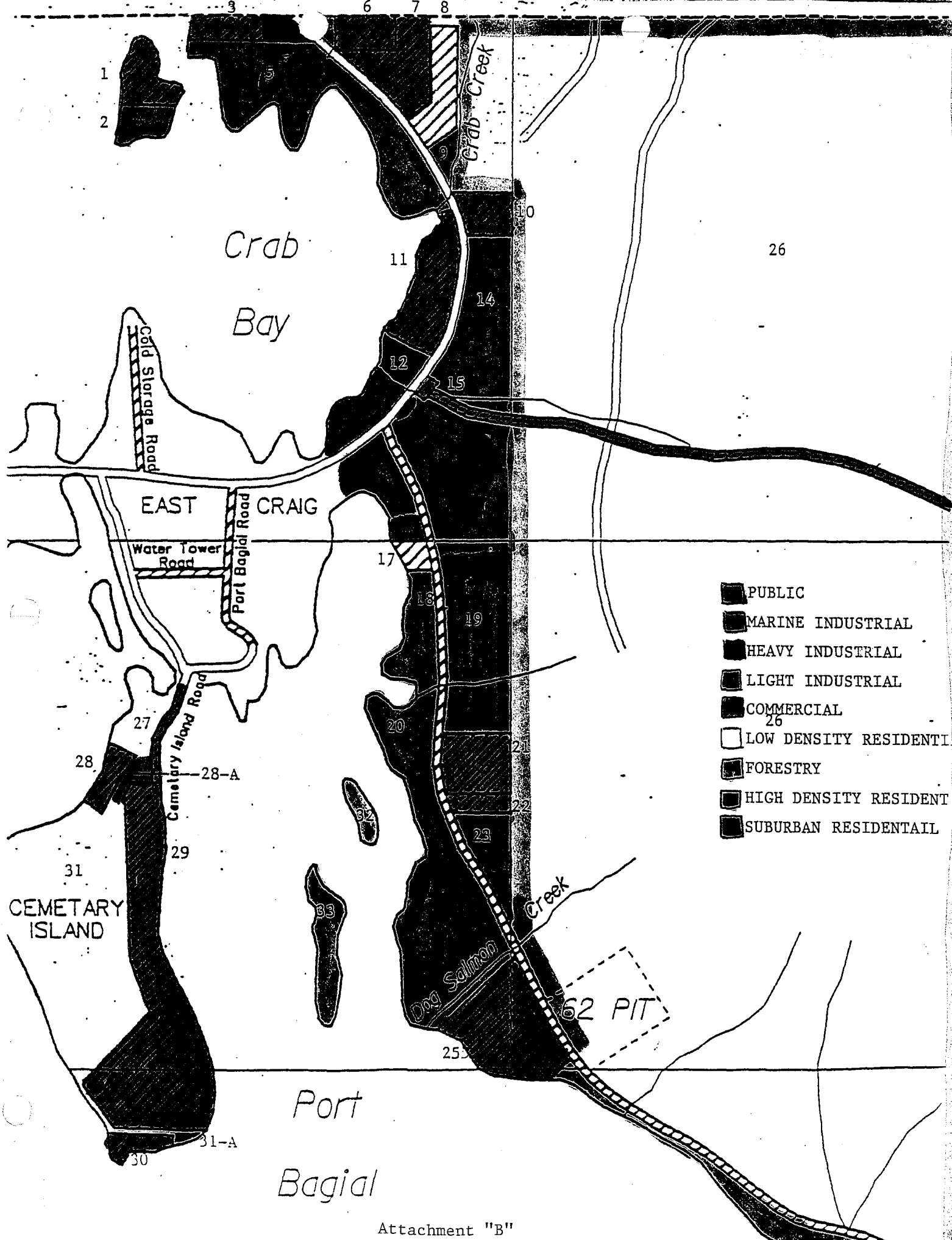
Spaces 60 and 62 of the Shaan-Seet Trailer court are hereby rezoned Commercial.

**OVERLAYS**

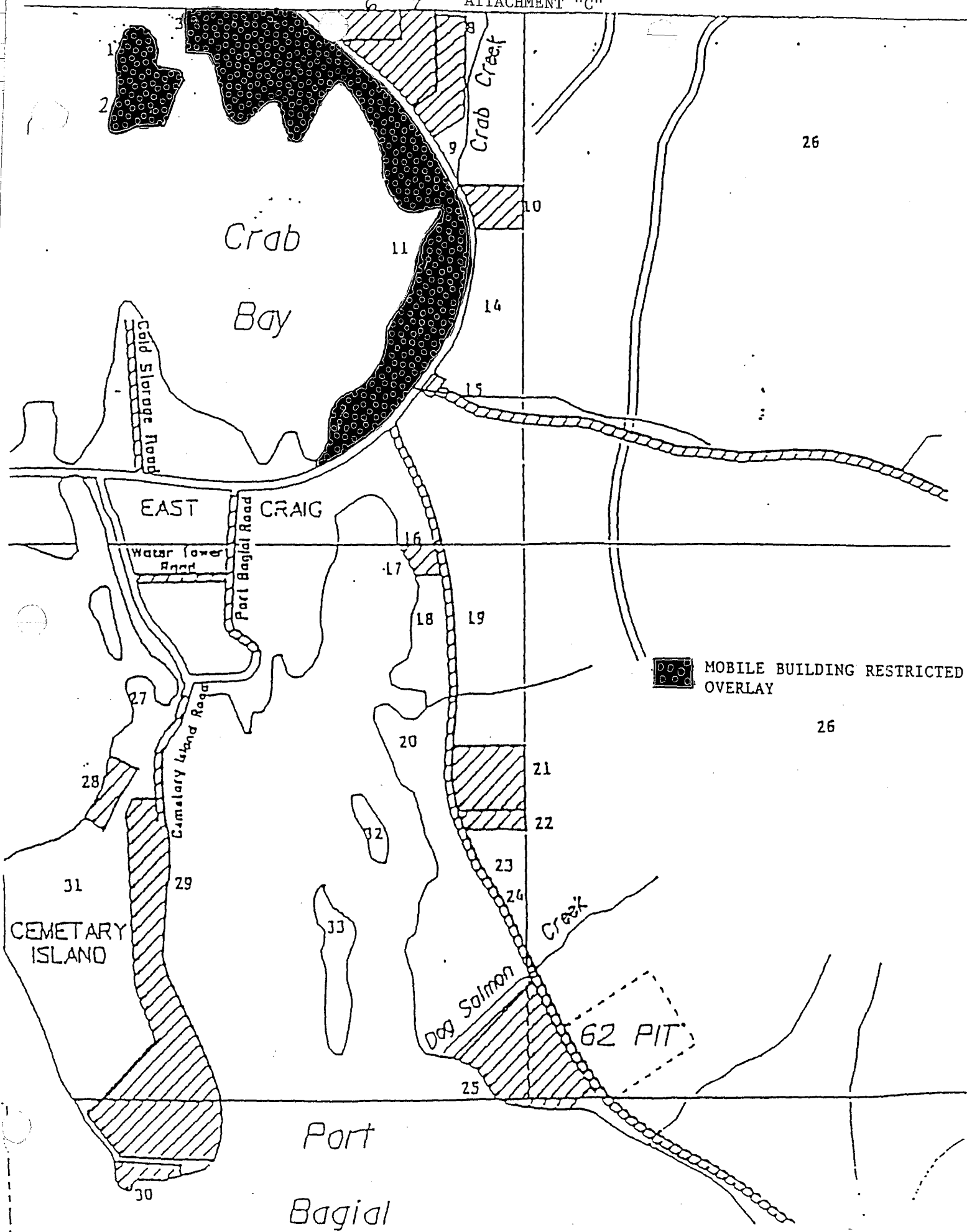
The following overlays are hereby established:

The Mobile Building Restricted Overlay to Parcels 1, 2, 3, 5, 11, 12 & 13 as identified on Attachment "C".

The Stream side Setback of the Special Consideration Overlay to those anadromous streams as identified on Attachment "D".



- PUBLIC
- MARINE INDUSTRIAL
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- FORESTRY
- HIGH DENSITY RESIDENTIAL
- SUBURBAN RESIDENTIAL



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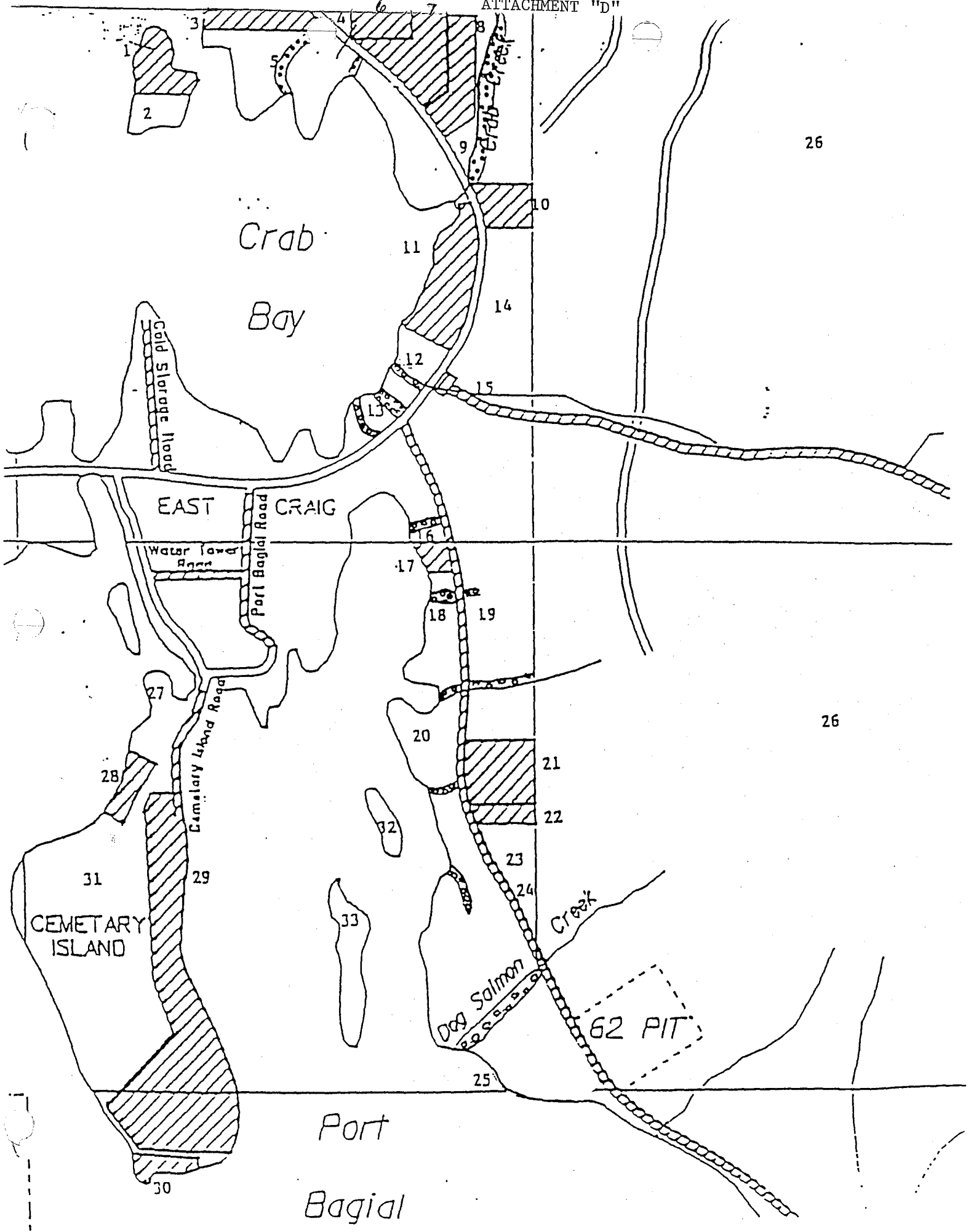


MOBILE BUILDING RESTRICTED OVERLAY

CEMETARY ISLAND

62 PIT

Port Bagial



ATTACHMENT E

DESCRIPTION OF PARCEL 8

That certain parcel of land situated within the corporate boundary of the City of Craig, Alaska and generally located within Unsurveyed Sec. 5 of surveyed T.74 S., R.81 E., Copper River Meridian, being more particularly described as follows:

Commencing at the centerline curve tangent intersection point of the CRAIG-KLAWOCK HIGHWAY, being centerline station 73+05.43 according to the asbuilt plans of the Dept. of Transportation and Public Facilities for highway project number S-0924(6) sheet 11 of 35 sheets, last dated 1978; thence, along a BASIS OF BEARING, N.33 05'00" W., for an inversed distance of 531.21 feet, to the centerline curve tangent point of intersection, being centerline station 78+36.64 according to said asbuilt highway plans; thence continuing along the asbuilt centerline of the highway, through a deflection angle to the left of 13 00'30", on the bearing of N.46 05'30" W. for a tangent length of 186.64 feet to the point of tangency of a curve, being asbuilt centerline station 80+21.67 ; thence, continuing along the highway centerline, N.46 05'30"W., 40 feet plus or minus (to be determined by field survey); thence, perpendicularly departing the centerline, N.43 54'30" E., 66.00 feet to the easterly right of way of the highway, being the TRUE POINT OF BEGINNING; thence N.43 54'30" E., 410.17 feet to an angle point ; thence N. 5 36'30" E., 895.77 feet, to a point; thence, perpendicularly to the right, N.84 23'30" W., 350.00 feet to a point; thence perpendicularly to the right, S.5 36'30" W., 700.00 feet, to angle point; thence S.43 54'30" W., 347.48 feet, to a point of intersection with the easterly right of way of the highway; thence, along the easterly right of way S.46 05'30" E., 396.01 feet to the TRUE POINT OF BEGINNING, containing 10.458 acres more or less, all subject to field survey.