

CITY OF CRAIG
ORDINANCE NO. 537

AN ORDINANCE AMENDING TITLE 18, CRAIG LAND DEVELOPMENT CODE, CHAPTERS 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.09, 18.10, 18.11, 18.13 and 18.16.

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 of 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 Sections 18.02, 18.03, 18.04, 18.05, 18.06, 18.09, 18.10, 18.11, 18.13 and 18.16 of the Craig Land Development Code by deleting the items shown with strikethrough text and surrounded by square brackets (~~strikethrough~~) and by adding the underlined items, as follows:

18.02.050 ORDER OF BUSINESS

A. The order of business at regular meetings shall be:

1. Roll call;
2. Special Business (if any);
3. Approval of minutes of previous meetings, as amended or corrected;
4. Public comment on non-agenda items;
5. Public hearing;
6. New Business;
7. Old Business;
8. Correspondence.
9. Adjourn.

18.03.002 REVOCATION OF PERMIT OR APPROVAL, AND FORFEITURE OF BONDS OR DEPOSITS

D. Procedures

1. Land Use Violations.

*This Ordinance
Tabled - sent back
to planner to re-do
10-7-04*

- a. The Code Enforcement Officer shall notify the violator of all violations, and may order cessation of activity to take place immediately. Notice of intention to issue a citation to enforce or revoke shall be made in writing at least ten (10) days prior to an enforcement action. [Such] A notice of citation is to contain the following:

18.04(A) (3) TIME LIMIT FOR APPEAL

The person or agency requesting the appeal shall file a written request for the appeal within 30 days of the announcement of the decision at a public hearing in the presence of the party initiating the appeal or within thirty (30) days of the date of the mailing of the notice of the decision being appealed, whichever occurs first. An appeal stays an appellant's alleged illegal activities and enforcement proceedings unless the board or a court issues an enforcement order based on a certificate of imminent peril to life or property made by the Code Enforcement Officer.

18.05 (All zones). References to building height measurement are changed from:

Building height shall be measured as the average height of three sides of the building measured from the finished grade to the ~~[lowest point of the roof eave].~~

To read:

Building height shall be measured as the average height of three sides of the building measured from the finished grade to the highest point of the roof.

18.05.001 RESIDENTIAL - LOW DENSITY (RL)

C. CONDITIONAL USES

1. Religious Assembly*.
2. Electrical Utility Substations and related uses.
3. Day Care Center*.
4. Community Education*.
5. Public Housing
6. ~~Logging*~~
- 6 [7]. Group Residential*

7[8]. Parking truck or other equipment over two tons

8[9]. Buildings built above maximum height

9[10]. On lots which do not have an established principal use, normal accessory buildings* for private/residential uses such as a garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck up to two tons when reasonably consistent with neighborhood surroundings or screened from view.

10[11]. Bed and Breakfast

D. PROHIBITED USES Include[~~d~~] but are not limited to:

1. Disturbances*

~~2. Hazards*~~

~~3. Mobile homes~~

~~4. Mobile home park*~~

2. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

5. BUILDING HEIGHTS* - maximum of thirty (30) feet for homes and sixteen (16) feet for accessory buildings

MEASUREMENT - Building height shall be measured as the average height of three sides of the building measured from the finished grade to ~~[lowest point of the eaves]~~ the highest point of the roof. (See Definitions - Building Height--Buildings on Pilings) (Ord. 537, 2004)

7. FILLED TIDELAND LOTS (Ord. 537, 2004)

a. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structur

b. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.)

the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.

- c. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.
- d. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and bulding height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

18.05.002 RESIDENTIAL - MEDIUM DENSITY (RM)

C. CONDITIONAL USES

1. Religious Assembly*.
2. Day Care Center*.
3. Apartments. (Four units or more)
4. Zero Lot Line Development* of more than two dwelling units.
5. Community Education*
6. Public Housing.
7. ~~Logging*~~

7[8]. Group Residential*.

8[9]. Utility Substations and related uses.

9[10]. Parking truck or equipment over two tons on property.

10 [11]. Home occupation* in accessory building*.

11 [12]. Buildings built above maximum height.

12 [13]. On lots which do not have an established principal use, normal accessory buildings* for private/residential uses such as a garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck up to two tons when reasonably consistent with neighborhood surroundings or screened from view.

13 [14]. Bed and Breakfast.

15. Tideland fill above maximum height

D. PROHIBITED USES (Included but are not limited to:)

~~1. Hazards*.~~

1.[2.] Disturbances*.

~~3. Mobile home park*.~~

2. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

(3)(b)(2) Maximum density of one dwelling unit* per 3,000 ~~1000~~ square feet of lot area. Maximum density not permitted unless all other applicable standards of the Code are met (i.e. parking requirements, setback requirements, etc.)

7. FILLED TIDELAND LOTS (Ord. 537, 2004)

- a. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structur

- b. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.) the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.
- c. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.
- d. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and bulding height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

18.05.003(A) RESIDENTIAL - HIGH DENSITY (RH)

C. CONDITIONAL USES

1. Religious Assembly*.
2. Day Care Center*.
3. Apartments. (Five units or more)
4. Zero Lot Line Development* of five or more dwelling units.
5. Community Education*.

~~6. Logging*~~

6 [7]. Group Residential*.

7 [8]. Home occupation* in accessory building*.

8 [9]. Mobile Home Parks*. (See MHP ordinance.)

9 [10]. Parking truck or equipment over two tons on property.

10 [11]. Off-premises signs.

11 [12]. Utility Substations and related uses.

12 [13]. Buildings built above maximum height.

13 [14]. On lots which do not have an established principal use, normal accessory buildings* for private/residential uses such as a garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck up to two tons when reasonably consistent with neighborhood surroundings or screened from view.

14 [15]. Bed and Breakfast

15. Tideland fill above maximum height.

D. PROHIBITED USES Include but are not limited to:

1. Disturbances*.

~~2. Hazards*.~~

2. Uses not qualifying as Permitted or Conditional.

E(3)(b) For multi-family dwellings:

1) Eight thousand (8,000) square feet for each multi-family dwelling structure [~~and 3500 square feet for one additional single family structure~~].

~~[2] Six thousand (6000) square feet for each additional multi-family dwelling structure]~~

2 [3]) Maximum density of one dwelling unit per ~~1000~~ 3,000 square feet of lot area.

3 [4] Requirement to submit plot plan as stated in Section 18.05.003 E.2.a.3) above

SECTION 18.05.003(B) RESIDENTIAL HIGH DENSITY I (RH-I)

D. PROHIBITED USES Include but are not limited to:

1. Disturbances*.
- ~~2. Hazards*.~~
2. Subdivisions creating lots less than 6,000 square feet. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

(3). DENSITY

a. For separate single family dwellings:

- 1) Six thousand (6000) square feet for each single family dwelling structure [~~and thirty five hundred (3500) square feet for one additional dwelling structure~~].
- ~~[2] Any additional single family dwelling structures must have six thousand (6000) square feet of lot area.]~~
- 2 [~~3~~] No more than two separate single family dwelling structures permitted per lot or parcel without submission of a plot plan conforming to the applicable standards of Section 18.09.004, Preliminary Plat Requirements.

Lot size and shape, the width and location of proposed access for roadways and utilities, and setbacks shall conform to code requirements.

- 3 [4] Three or more mobile homes on one lot or parcel are defined as a Mobile Home Park and must be reviewed according to Chapter 18.07, Mobile Home Park Ordinance.

b. For multi-family dwellings:

- 1) Six thousand (6000) square feet for each multi-family dwelling structure [~~and 3500 square feet for one additional single family structure~~].
- ~~[2) Six thousand (6000) square feet for each additional multi family dwelling structure]~~
- 2 [~~3~~] Maximum density of one dwelling unit per 1000 3,000 square feet of lot area.
- 3 [~~4~~] Requirement to submit plot plan as stated in Section 18.05.003 E. 2. a. 3) above

7. FILLED TIDELAND LOTS (Ord. 537, 2004)

- a. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structur
- b. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.) the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.
- c. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.

- d. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and bulding height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

SECTION 18.05.003(B) RESIDENTIAL HIGH DENSITY I (RH-I)

D. PROHIBITED USES Include but are not limited to:

1. Disturbances*.
- ~~2. Hazards*.~~
2. Subdivisions creating lots less than 6,000 square feet. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

(3). DENSITY

a. For separate single family dwellings:

- 1) Six thousand (6000) square feet for each single family dwelling structure [~~and thirty five hundred (3500) square feet for one additional dwelling structure~~].
- ~~[2) Any additional single family dwelling structures must have six thousand (6000) square feet of lot area.]~~
- 2 [3]) No more than two separate single family dwelling structures permitted per lot or parcel without submission of a plot plan conforming to the applicable standards of Section 18.09.004, Preliminary Plat Requirements.

Lot size and shape, the width and location of proposed access for roadways and utilities, and setbacks shall conform to code requirements.

3 [4] Three or more mobile homes on one lot or parcel are defined as a Mobile Home Park and must be reviewed according to Chapter 18.07, Mobile Home Park Ordinance.

b. For multi-family dwellings:

1) Six thousand (6000) square feet for each multi-family dwelling structure [~~and 3500 square feet for one additional single family structure~~].

[2] ~~Six thousand (6000) square feet for each additional multi-family dwelling structure]~~

2 [3] Maximum density of one dwelling unit per ~~1000~~ 3,000 square feet of lot area.

3 [4] Requirement to submit plot plan as stated in Section 18.05.003 E. 2. a. 3) above

7. FILLED TIDELAND LOTS (Ord. 537, 2004)

a. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structur

b. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.) the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.

- c. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.
- d. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and bulding height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

18.05.004 COMMERCIAL ZONE

A. PERMITTED USES

28. Religious Assembly*

F. PROHIBITED USES (Include but are not limited to:)

- ~~1. Subdivision for residential use.~~
- ~~2. Uses which degrade air, water, or land resources quality* without mitigative measures which alleviate impacts.~~
- ~~3. Disturbances* and/or Hazards*~~
- ~~4. Mobile home park~~

1. Uses not qualifying as Permitted or Conditional.

G. PROPERTY DEVELOPMENT STANDARDS

2. DENSITY AND MINIMUM LOT SIZE

a. Minimum Lot Size-Six thousand (6000) square feet

~~[b. Density for separate accessory residential dwelling structures: Six thousand (6000) square feet of vacant lot area for the first dwelling unit and 3500 square feet for one additional dwelling unit per lot.]~~

- b [e]. Density for permitted residential uses determined indirectly by height restrictions, setbacks, number of apartments permitted per commercial building, parking standards, etc.

18.05.005 LIGHT INDUSTRIAL ZONE

E. PROHIBITED USES Include but are not limited to:

- ~~1. Uses which degrade air, water, or land resources quality* without mitigative measures which alleviate negative impacts.~~
- ~~2. Subdivision for residential purposes.~~
- ~~2. Disturbances*.~~
- ~~3. Hazards*.~~
- ~~4. Mobile home parks.~~
1. Uses not qualifying as Permitted or Conditional.

18.05.006 MARINE INDUSTRIAL ZONE

A. PERMITTED USES

- 16) ~~[Residential uses accessory to* permitted uses such as watchman's apartment, owner operator's home, or bunkhouses]~~ Residential uses (apartments, watchman's quarters, etc.) accessory to* other permitted uses. Residential uses within this zone must be accommodated within industrial buildings. Residential uses may not occupy street frontage at ground level.

- ~~[19) Non preemptive homes for residential use when in conformance with density standards of Section 18.05.006 E.2.]~~

~~NOTE: Three or more mobile homes on one lot or parcel are defined as a Mobile Home Park and must be reviewed according to Chapter 18.07 Mobile Home Park Ordinance. (and accompanied by a change to a residential zone unless accessory* to permitted uses.)~~

D. PROHIBITED USES Include but are not limited to:

- ~~1. Uses which degrade air, water, or land resources quality* without mitigative measures which alleviate impacts.~~

~~2. Subdivision for residential purposes.~~

~~3. Disturbances*.~~

~~4. Hazards*.~~

1. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT WIDTH

a. Fifty (50) foot minimum lot width.

b. Sixty (60) foot minimum lot width for corner lots.

~~[c. See Section 18.15 B, Non-Conforming Lots of Record.]~~

2. DENSITY AND MINIMUM LOT SIZE

a. Six thousand (6000) square foot minimum lot size

~~[b. Density for non-preemptive* homes — 6000 square feet of vacant lot area for one dwelling unit* and 3500 square feet for one additional dwelling unit per lot].~~

b [e]. Density for permitted residential uses determined indirectly by building height, setbacks, parking requirements, etc.

18.05.007 HEAVY INDUSTRIAL ZONE

A. PERMITTED USES

9. Uses allowed in Marine Industrial Zone~~[-excepting non-preemptive uses].~~

E. PROHIBITED USES Include but are not limited to:

~~1. Uses which degrade air, water, or land resources quality* without mitigative measures which alleviate impacts.~~

~~2. Subdivision for residential purposes.~~

~~3. Hazards*.~~

~~4. Mobile home park.~~

1. Uses not qualifying as Permitted or Conditional.

18.05.008 PUBLIC ZONE

D. PROHIBITED USES (Include but are not limited to:)

1. ~~Uses which degrade air, water, or land resources quality* without mitigative measures which alleviate negative impacts.~~
2. ~~Disturbances*.~~
3. ~~Hazards*.~~

1. Uses not qualifying as Permitted or Conditional.

18.05.009 FORESTRY

The purpose of this zone is to maintain forest lands for forest uses. Forest uses include the use of land for the production of trees and processing of forest products; drilling, blasting and/or crushing rock; fish and wildlife habitat; watershed protection; soil protection from wind and water; outdoor recreational activities and related support services; open space, noise, visual, and wind buffers; stream side buffers for habitat protection.

E. PROHIBITED USES

1. ~~Uses which degrade air, water, or land resources quality* without mitigative measures which alleviate negative impacts.~~
- 1 [2]. Subdivision for residential use.
2. Uses not qualifying as Permitted or Conditional.

SECTION 18.05.030 LIMITED MARINE INDUSTRIAL OVERLAY

C. PURPOSE OF HEARING

Marine industrial uses will be allowed as designated by the Marine Industrial ~~[use]~~ zone. However, before a marine industrial use is established, a public hearing will be held to determine which conditions or limitations, if any, will be placed on the proposed use.

18.05.050 RESIDENTIAL SUBURBAN ZONE (RS)

C. CONDITIONAL USES

1. Religious Assembly*.
2. Electrical Utility Substations and related uses.
3. Day Care Center*.
- ~~4. Community Education*.~~
- 4 [~~5~~]. Public Housing
- ~~6. Logging*~~
- 5 [~~7~~]. Group Residential*
- 6 [~~8~~]. Parking truck or other equipment over two tons
- 7 [~~9~~]. Home occupation* in accessory building*
- 8 [~~10~~]. Buildings built above maximum height
- ~~11. Libraries, museums, art galleries and similar uses.~~
- ~~12. Outdoor recreation facilities~~
- ~~13. RV Park/tourist camping facility~~
- ~~14. Veterinary office no outdoor kennels~~
- 9 [~~15~~]. Bed and Breakfast

E. PROPERTY DEVELOPMENT STANDARDS

6. DENSITY
 - a. 10,000 square feet per dwelling structure.
 - b. ~~1,000~~ 3,000 square feet per dwelling unit.
 - ~~c. [Lodges maximum of 6 units per 10,000 square feet.]~~
 - c. [d.] Maximum Lot Coverage - 25% of the lot area remaining when the setback area is subtracted from the total lot area.

18.06.001 OCCUPANCY, MOBILE HOME PLACEMENT, AND BUILDING PERMITS

C. PERMITS REQUIRED.

1. BUILDING PERMITS REQUIRED - No structure* shall be erected, constructed, converted, relocated, extended, or internally or externally altered without a building permit issued by the City. No logging may occur within the Craig city limits without submission of a logging plan to the city and the subsequent issuance of a City of Craig building permit. No tideland fill may occur within Craig city limits without issuance of a City of Craig building permit.

2. EXEMPTIONS FROM BUILDING PERMITS.

(2) Fences not over [~~six~~] ten feet high placed on or within the property line.

5. ELECTRONIC SUBMITTAL OF AS-BUILTS AND CONSTRUCTION PLANS. All as-builts and construction plans prepared using electronic drafting software for building permit application shall be provided in electronic format.

18.06.002 CONDITIONAL USE PERMITS

~~D. [ADDITIONAL CRITERIA FOR APPROVAL FOR CONDITIONAL USE PERMITS IN THE PLANNED UNIT DEVELOPMENT ZONE.~~

~~1. That the proposal is consistent with City plans for potential reconveyance lands.~~

~~2. If the use is proposed on lands which the City has selected for reconveyance, the following findings must also be made.~~

~~a. That there is a public need for the use;~~

~~b. That the public need or benefit to the City's economy is of more importance to the public good than the future proposed use for the land by the City;~~

~~c. That there is no alternative site for the proposed use.]~~

~~D.[E.] ADDITIONAL CRITERIA FOR CONDITIONAL USE PERMITS IN THE FORESTRY ZONE.~~

~~[F.] E ADDITIONAL CRITERIA FOR CONDITIONAL USE PERMITS IN THE MARINE INDUSTRIAL ZONE.~~

[G.] F. ADDITIONAL CRITERIA FOR CONDITIONAL USES IN THE HEAVY INDUSTRIAL ZONE.

[H.] G. ADDITIONAL CRITERIA FOR APPROVAL OF PROPOSALS IN THE SPECIAL CONSIDERATIONS OVERLAY.

1. WITHIN THE LANDSLIDE HAZARD AREA:

That the use, type, size, design, location, construction, operation and maintenance of the project as proposed mitigates detrimental impacts by avoiding the potential for:

- a. Increased siltation, pollution, landslides, or blowdown within or near identified habitat areas, eagle nest trees, the city watershed, existing or proposed development, [~~on potential reconveyance lands,~~] near trees which serve as visual noise, wind, sediment, or pollution buffers.
- b. Interference with adequate water flow, natural circulation and drainage patterns, nutrient, temperature, oxygen levels, and streamside vegetation.

SEE CRAIG COMPREHENSIVE PLAN ZONING MAP AND NATURAL HAZARDS MAP FOR AREAS SUBJECT TO THIS OVERLAY.

2. WITHIN IDENTIFIED HABITAT OR RESOURCE AREAS

That the use, type, size, design, location, construction, operation and maintenance of the project as proposed mitigates detrimental impacts by avoiding the potential for:

- a. Increased siltation, pollution, landslides, or blowdown within or near identified habitat areas, eagle nest trees, the city watershed, existing or proposed development, [~~on potential reconveyance lands,~~] near trees which serve as visual noise, wind, sediment, or pollution buffers.

4. ON THE HILLSIDE ABOVE CRAIG.

That the use, type size, design, location, construction, operation, and maintenance of the project as proposed mitigates detrimental impacts by avoiding the potential

- a. Increased siltation, pollution, landslides, blowdown or other damage within areas affecting identified habitat areas, eagle nest trees, the City watershed, existing or proposed development, [~~potential reconveyance lands,~~] or trees identified as visual, wind, noise, sediment, or pollution buffers.

CHAPTER 18.07 MOBILE HOME PARK ORDINANCE

C. REQUIRED CRITERIA FOR APPROVAL

12. That the proposal is consistent with the Craig Coastal Management Program and [the,] the Craig Comprehensive Plan [~~and the Craig Reconveyance Plan~~].

D. MOBILE HOME PARKS - STANDARDS

3. HEALTH AND SAFETY STANDARDS - GENERAL

All mobile home parks shall:

- a. Provide animal proof refuse containers
- b. Be responsible for insuring that all facility hook ups are made in accordance with City and State regulations.
- c. Control objectionable noises which disturb tenants (generators, chain saws, etc.) [~~which does not have sanitary facilities unless approved sanitary facilities are provided and maintained by the mobile home park~~].

G. NONCONFORMING USE PROVISION

2. Relocated mobile homes in a mobile home park shall comply with the health and safety standards of this ordinance as specified in Chapter 18.07 D [1. a. 1.4); D 1. b. 1) 3); D.3. b., e., d., h., g.; D. 6. b.;] and with minimum setbacks required by the National Fire Protection Association for all structures (Front 4 feet, Side 5 feet, Rear 4 feet).

18.09.010 FINAL PLAT, OTHER REQUIREMENTS - MAJOR AND MINOR PLATS

- A. The following shall accompany the final plat when submitted by the subdivider for approval and shall be shown on the face of the plat when feasible.
 5. A certificate of approval of the Alaska Department of Environmental Conservation as to domestic water supply and sewage disposal, if required by the State of Alaska;
 9. Plats drawn on drafting software will be provided to the City of Craig via disk or another electronic format acceptable to the city.

18.09.020 FINAL PLAT--PROCEDURE. MAJOR AND MINOR PLATS.

- E. Examples of plat certificates and notes

CERTIFICATE OF IMPROVEMENTS

This plat has been reviewed and approved by the Craig Planning Commission in accordance with the Craig Land Development Code.

Presiding Officer – Planning Commission

Planning Commission Member

City Platting Official

Date

Date

Date

For subdivisions of ANCSA land, the following plat notes apply.

1. For subdivisions of ANCSA land where the regional corporation is not a party to the subdivision:

This plat constitutes a subdivision of the surface estate only. The subsurface estate owner has not participated in this platting action.

2. For subdivisions of ANCSA land conveyed to the City of Craig under ANCSA 14(c)(3):

The subsurface estate within this subdivision is owned by Sealaska Corporation and an easement for use of the subsurface estate is recorded at Book 260, pages 282-285 in the Ketchikan Recording District.

18.10.001 PURPOSE

A. The purpose of this chapter is to establish and define the improvements [~~which will be~~] required [~~under the subdivision agreement to be constructed~~] [~~by~~] of the subdivider as a condition of final plat approval; [~~and~~] to outline the procedures and responsibilities of the subdivider and public officials and agencies concerned with the administration, planning, designing, construction, and financing of public facilities; and to establish procedures for assuring compliance with these requirements. (Ord. 131 S5(part), 1976).

18.10.002 APPROVAL OF CONSTRUCTION PLANS

A. It shall be the responsibility of the subdivider to have prepared by a registered engineer a complete set of construction plans, including profiles, cross-sections, specifications, and other supporting data for the hereinafter required public streets, utilities, and other facilities. Said plans shall be reviewed and approved by the City Public Works Director prior to the beginning of construction. Such construction plans shall be based on data contained in the approved preliminary plat. (Ord. 131 S5(part), 1976). Construction plans shall include design for curb, gutter, buried storm drain and asphalt surfacing.

Construction plans drawn on drafting software will be provided to the City of Craig via disk or another electronic format acceptable to the city.

Upon completion of subdivision streets, utilities and other facilities, the subdivider shall provide to the City of Craig a complete set of as-built documents, prepared by a registered engineer or licensed surveyor. The as-built documents must show accurately the placement of streets, utilities and other facilities, and detail specific components installed. The as-built documents must be printed on mylar or similar material. Approval of as-builts by the City Public Works Director is necessary prior to final plat approval or release of subdivision improvement guarantee.

18.10.005 STREETS

C. Streetlights will be installed by the developer. One streetlight will be placed at every intersection, one streetlight will be placed in each cul-de-sac and one streetlight will be placed on every other utility pole along a street. If the utilities are underground, a pole and streetlight will be placed along the right-of-way no more than 300' apart.

18.11.004 RIGHT-OF-WAY AND PAVEMENT WIDTHS

C. Right-of-way and surface widths, unless otherwise specified by the Planning Commission, are:

<u>Width*</u>	<u>Right-of-Way Width</u>	<u>Surface</u>
Major Streets	60'	[50'] 30'
Collectors	50'	[40'] 30'
Minor Streets*	40'	30'
Alleys	20'	16'

18.11.008 CUL-DE-SACS

A. Cul-de-sacs* shall have a maximum length of six hundred feet and a minimum right-of-way width of [~~thirty~~] forty feet with a turn-around diameter of eighty feet. Measurement of cul-de-sacs shall be along the centerline of the roadway from the near side of the intersecting street to the farthest point of the cul-de-sac.

18.11.170 LAND ALLOCATION FOR OPEN SPACE

A. Subdividers are encouraged to provide open space within subdivisions for use as parks and or recreation areas by subdivision residents.

[A. ~~Findings and purpose.~~ The City of Craig finds that:

1. ~~There exists in the City of Craig a general and increasing need for parks, open spaces and recreational facilities to serve the community's expanding population.~~

- ~~2. The need for parks, open space and recreational facilities is greatest at the neighborhood level due to population increases from new subdivisions.~~
- ~~3. A system of requiring allocation of suitable land for neighborhood parks, open space and recreational facilities will most equitably and directly address the need.~~

~~B. Consistent with the findings above, the purposes of this chapter are:~~

- ~~1. To insure the general health, safety and welfare of the citizens of the City of Craig when considering the approval of new subdivisions;~~
- ~~2. To establish a means of creating and enhancing neighborhood parks, open spaces and recreational facilities correspondent with the needs created by residential development;~~
- ~~3. To distribute equitably the cost of providing such parks, open spaces and recreational facilities;~~
- ~~4. To mitigate any adverse impacts on neighborhoods without adequate parks, open spaces and recreational facilities when approving new residential development.~~

~~C. Every subdivision final approval within a residential zone shall be contingent upon allocation of land for open space and recreational need of its residents. This chapter shall not apply to planned unit developments.~~

~~18.11.171 Allocation of Open Space~~

~~A. Criteria for Allocation of Land.~~

- ~~1. The following criteria shall serve as a basis for determining whether a piece of land proposed for allocation or reservation is of sufficient size, character and quality to meet the intent of this chapter:
 - ~~a. The proposed area for allocation shall be located either within or adjacent to the subdivision for which it is required;~~
 - ~~b. The area proposed by the developer for allocation must consist of an amount equal or greater than the requirements set in section 18.11.171.B;~~
 - ~~c. The area proposed for allocation must have a street frontage equal to at least 20 percent of its perimeter to allow for observation of play areas by residents of the subdivision. Alternative design measures that accomplish the same purpose of security may be approved by the planning commission;~~
 - ~~d. When new areas are proposed for allocation it may be required that they be located adjacent to or contiguous with any other established or approved open spaces or recreation areas in adjacent subdivisions in order to increase the overall benefits to the neighborhood;~~~~

~~e. The topography, soils, hydrography and other physical characteristics of the area proposed for allocation or reservation shall be of such quality as to create a flat, dry, obstacle-free space on at least 50 percent of the total area required.~~

~~B. Amount of Land to be Allocated. Subject to the exceptions set out in 18.11.170.C, all residential subdivisions shall propose an allocation to the City of Craig real property to be used for open space or recreation. The amount of real property allocated shall be approximately the amount identified below.~~

Subdivision Size (gross square feet)	Allocation Requirement (square feet)
0-99,999	0
100,000-125,000	1,500
Each additional 25,000	500

~~Example: A subdivision totaling 200,000 gross square feet (4.59 acres) may allocate 3,000 square feet for open space.~~

~~18.11.172 Equivalent Facilities~~

~~A. Whenever a developer chooses to set aside land within a subdivision, which in whole or in part does not meet all the criteria for allocation in 18.11.171, the developer may propose to improve such land by grading, filling, landscaping or with installation of recreation equipment so as to be equivalent in result to the intent of this chapter, subject to approval of the planning commission. Such proposal must be submitted at the time the subdivision is submitted for approval. Approval of equivalent facilities will be made at the time of approval of the subdivision. The developer, in his proposal, shall submit a plan for completion for the equivalent facilities which is to be no longer than one year from the date of approval.~~

~~18.11.173 Approval~~

~~A. Approval of a land allocation for open space or for equivalent facilities must be submitted to the planning commission at the time the subdivision is submitted for approval. Approval of the allocation or equivalent facilities will be granted upon approval of the subdivision. If additional requirements are imposed pursuant to 18.11.171(A)(1)(d), such conditions will be made at the time of approval. All allocations of open space~~

~~pursuant to this chapter are subject to approval and acceptance by the Craig City Council. Approval and acceptance will be subject to a determination of need by the City Council for the open space and the availability of funds to purchase the open space at an amount determined by the Craig City Council.~~

~~18.11.174 Review~~

~~A. Any subdivider who disputes any denial under this chapter or the imposition of additional requirements under 18.11.171(A)(1)(d) shall be afforded an appeal of the decision and/or requirements by the city council as outlined in 18.04 of the Craig Municipal Code. The subdivider shall have the option of a public hearing.]~~

CHAPTER 18.13 SETBACKS

G. SHORELINE SETBACKS

1. Crab Bay - One hundred (100) foot setback extending from the natural [~~stand of timber~~] shoreline vegetation above the high tide line landward for one hundred (100) feet.

CHAPTER 18.16 DEFINITIONS

~~Building Height - The average height of three sides of a building measured from the finished grade to lowest extension of roof eaves.~~

Building Height - The average height of three sides of a building measured from the finished grade to highest point of the roof.

~~Building Height - Buildings on Pilings - The height of buildings on pilings shall be measured from the access way giving access to the building to the lowest extension of roof eaves.~~

Building Height - Buildings on Pilings - The height of buildings on pilings shall be measured from the access way giving access to the building to the highest point of the roof.

Passed and approved on _____, 2004.

Mayor Dennis Watson

Attest _____
Vicki Hamilton, City Clerk