

CITY OF CRAIG
ORDINANCE NO. 539

AN ORDINANCE AMENDING TITLE 18, CRAIG LAND DEVELOPMENT CODE,
CHAPTERS 18.02, 18.03, 18.04, 18.06 AND 18.07

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, 18.06 and 18.07 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.
 - 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. [Sueh] 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.

18.06.001 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).

Passed and approved on November 4, _____, 2004.

Dennis Watson
Mayor Dennis Watson

Attest *Vicki Hamilton*
Vicki Hamilton, City Clerk

