

CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of October 29, 2020
7:00 p.m., Craig City Council Chambers

Roll Call

Sharilyn Zellhuber (chair), John Moots, Kevin McDonald, Barbara Stanley

Approval of Minutes

Public Comment

1. Non-Agenda Items

Public Hearing and New Business

1. RP 201029 – PC Resolution 591-21, P&E Replat
2. Replacement of Planning Commissioner (verbal discussion)

Old Business

1. Craig Harbor Development Update (verbal discussion)

Adjourn

The meeting will be available by teleconference for both the public and planning commissioners. To call into the planning commission meeting call 1-800-315-6338, code 63275#. Commissioners can participate and vote by phone if they wish.

**CITY OF CRAIG
MEMORANDUM**

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: October 23, 2020
RE: Pierce Replat, PC Resolution 592-20

Don Pierce has submitted an application to replat Lots 3B1, Pierce-Ericson Subdivision into two lots for residential use.

I will complete a review of the plat and provide comments to the planning commission for the October 29, 2020 meeting.

Recommendation: Approve the preliminary plat of the Pierce Replat with comments.

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 592-20-PC

GRANTING PRELIMINARY PLAT APPROVAL TO DON PIERCE TO REPLAT LOTS 1 AND 2 P&E REPLAT (A SUBDIVISION OF LOT 3B1, PIERCE-ERICSON SUBDIVISION)

WHEREAS, the Planning Commission held a public hearing on October 29, 2020; 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 Harborview Subdivision 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 conforms 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 29th day of October, 2020.

Sharilyn Zellhuber, Chairman

Brian Templin, City Planner

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ NAME _____

DATE _____ NAME _____

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY OF CRAIG

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, FULLY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

TAX STATEMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSIGNMENTS AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

DATE _____ CITY CLERK _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CRAIG LAND DEVELOPMENT CODE - SUBDIVISION ORDINANCE. ALL DEDICATIONS TO THE PUBLIC HAVE BEEN INSPECTED AND ACCEPTED BY THE CITY OF CRAIG.

DATE _____ CITY PLATTING OFFICIAL _____

DATE _____ PRESIDING OFFICER - PLANNING COMMISSION _____

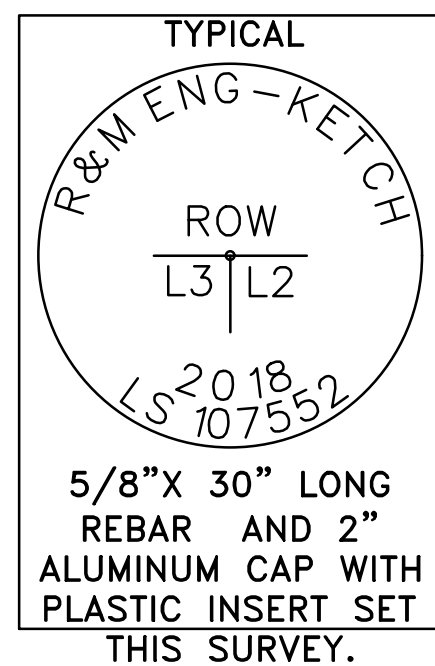
DATE _____ PLANNING COMMISSION MEMBER _____

CERTIFICATE OF IMPROVEMENTS

I HEREBY CERTIFY THAT NO IMPROVEMENTS ARE REQUIRED FOR THE VACATION / REPLAT.

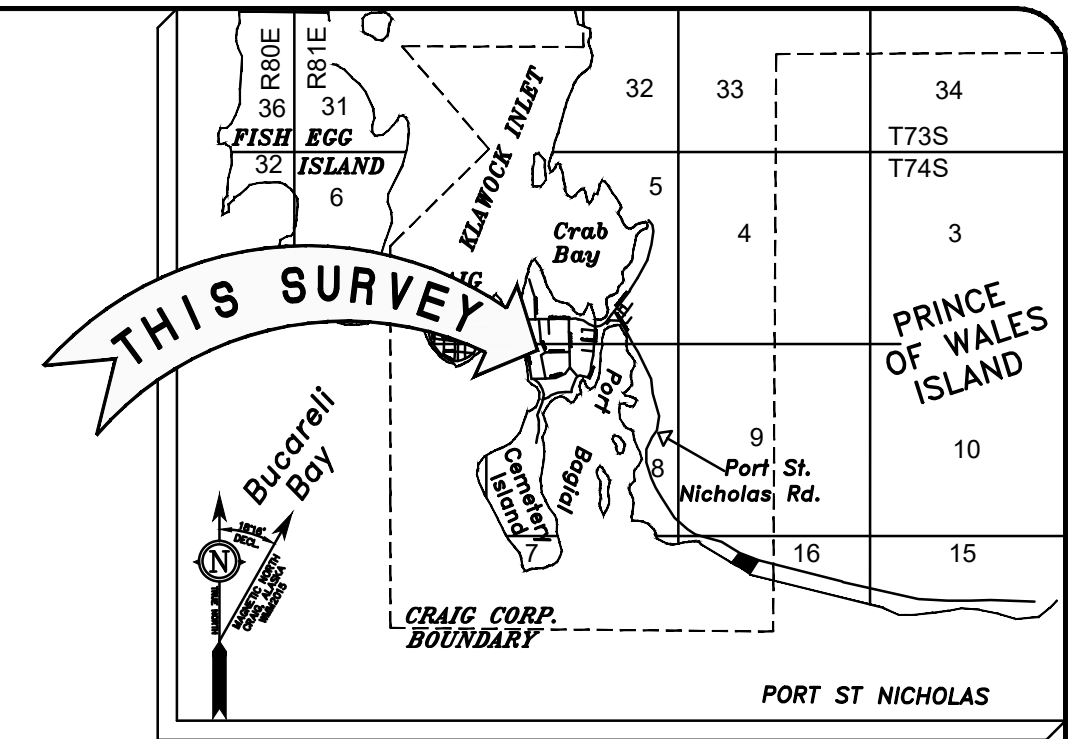
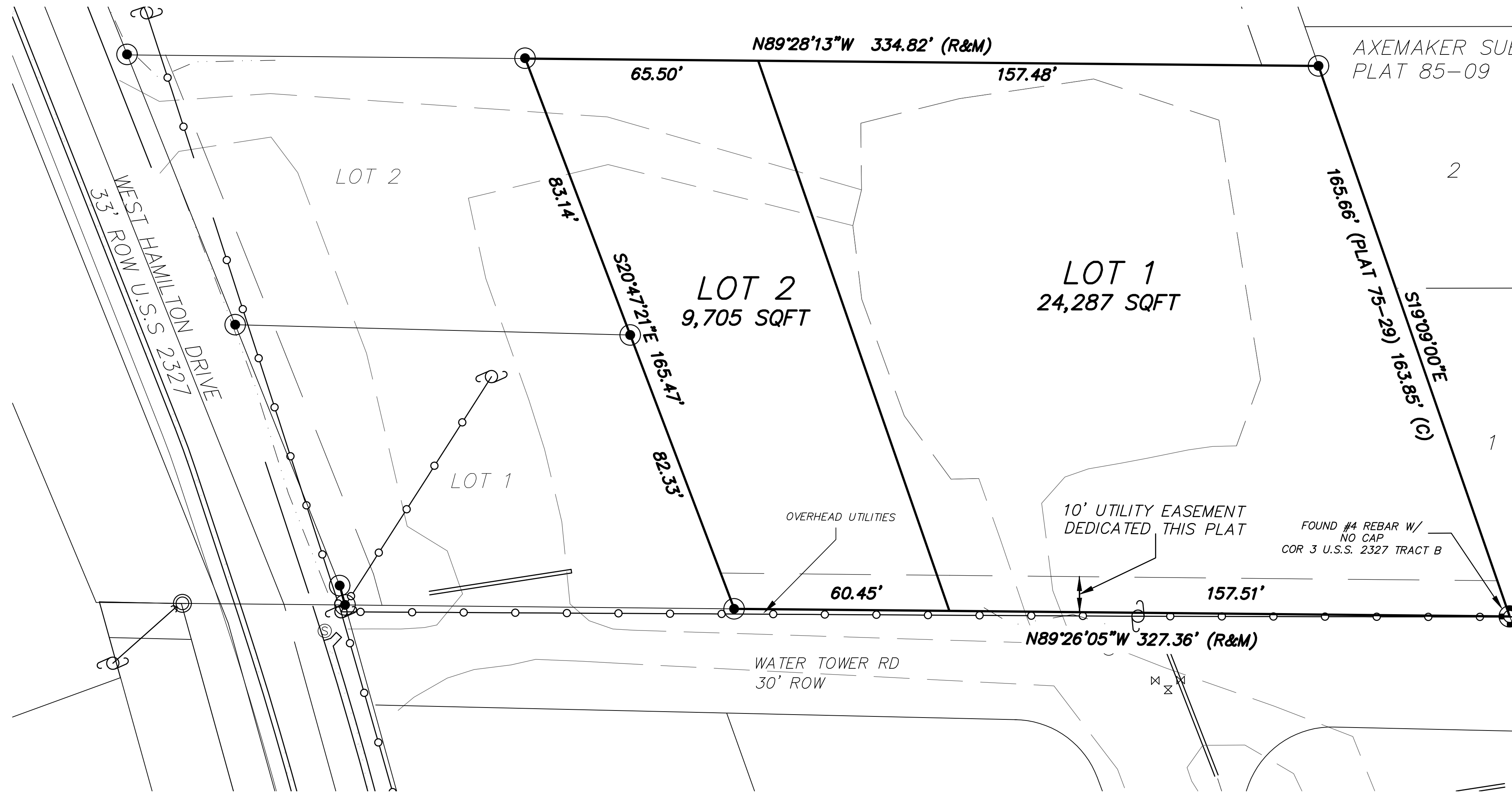
DATE _____ PUBLIC WORKS DIRECTOR _____

DATE _____ CITY PLATTING OFFICIAL _____

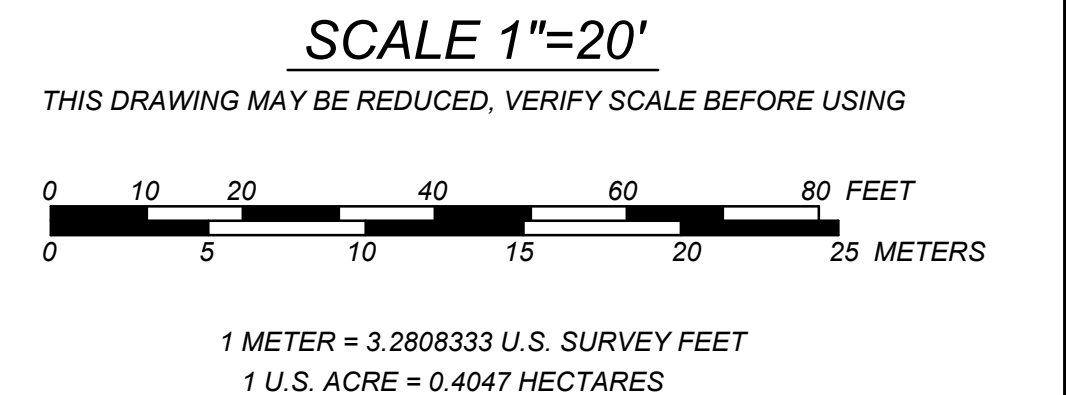


LEGEND

- GLO/BLM ROCK MONUMENT OF RECORD
- GLO/BLM ROCK MONUMENT RECOVERED THIS SURVEY
- DOT/PF CENTERLINE MONUMENT RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- 4"X4" WOOD POST MONUMENT RECOVERED THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED
- UTILITY EASEMENT AREA
- PREVIOUS PROPERTY LINE



VICINITY MAP:
SOURCE: U.S.G.S. QUADRANGLE CRAIG (C-4), ALASKA 1985
1" = 1 MILE



Revisions	
No.	Description

R&M
R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441
KETCHIKAN, AK 99901

CRAIG OFFICE Phone: (907) 826-2294
P.O. BOX 1273
CRAIG, AK 99921

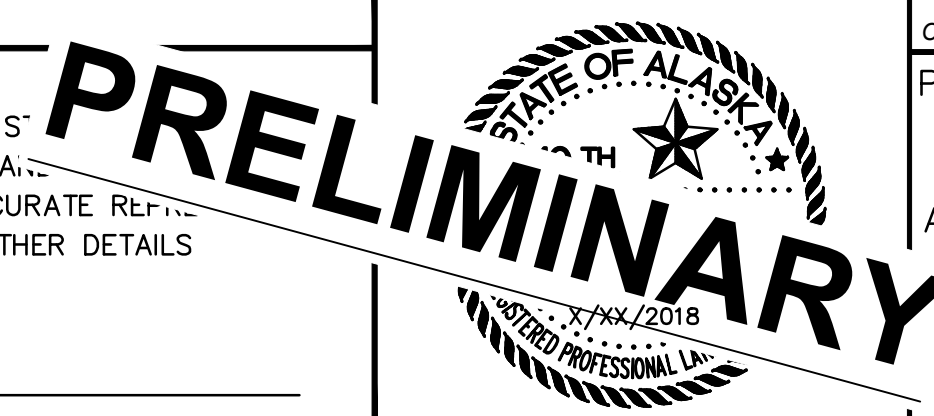
CERTIFICATE OF AUTHORIZATION #: C576

CLIENT: DON PIERCE
P.O. BOX XXX
CRAIG, ALASKA 99921

DRAWN BY: CGP
CHECKED BY: CGP
DATE PLATTED: AUGUST, 2020
DATE SURVEYED: TBD
SCALE: 1"=20'
SURVEYED BY: CGP
PROJ NO.: 202750

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA AND THAT IN 2020 A SURVEY OF THE HEREIN DESCRIBED LAND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REFLECTION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE X/XX/2020
CHRISTOPHER G. PIBURN LS 107552



P&E REPLAT
A REPLAT OF LO 3B-1 P&E SUBDIVISION, PLAT 2013-09, CREATING LOTS 1 & 2, P&E REPLAT, KETCHIKAN RECORDING DISTRICT