

CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of April 25, 2019
7:00 p.m., Craig City Council Chambers

Roll Call

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

Approval of Minutes

1. March 28, 2019 Minutes

Public Comment

1. Non-Agenda Items

Public Hearing and New Business

1. Tract 18 Final Plat Review
2. Tract P Preliminary Plat Review, PC Resolution 587-19-PC
3. Harborview Subdivision Preliminary Plat Review, PC Resolution 588-19-PC
4. Correspondence from Don Glore

Old Business

1. Skateboard Park Site Discussion
2. Public Hearing and Discussion – Craig Cannery Site Development
3. Stairs and Landing Interpretation/Definition Discussion

Adjourn

CITY OF CRAIG
PLANNING COMMISSION AGENDA
Meeting of March 28, 2019

Roll Call

Present were Sharilyn Zellhuber (chair), Kevin McDonald, and Barbara Stanley. Absent excused were John Moots and Millie Schoonover.

There were a number of members of the public at the meeting to testify about the proposed skateboard park and the cannery site development.

Approval of Minutes

1. February 28, 2019 Minutes. It was noted that there was a typo on the second page of the minutes in the fifth paragraph. “tha” should be changed to “that”. A motion was made and seconded to approve the minutes as amended.

MOTION TO APPROVE

STANLEY/ZELHUBER

APPROVED

Public Comment

1. Non-Agenda Items. There was no comment on non-agenda items.

Chair Sharilyn Zellhuber polled the audience to see how many people were at the meeting to testify on the skateboark park and how many planned to testify on the cannery site development. The majority of the audience indicated that they were there to testify on the cannery site. Sharilyn suggested amending the agenda to move the skateboark park discussion up so that those people could testify and then leave if they wanted. There was no objection from the commission.

2. Brian told the commission that after the discussion about a number of sites at the February 28, 2019 meeting the commission had narrowed the potential sites down to two, the park/basketball court on East Hamilton and the old water tank site on Spruce Street. Brian said that he included some additional information on each of these sites for the commission to continue the discussion. Several members of the public testified that they preferred the East Hamilton site for a number of reasons (visibility and access being the primary benefits). There was some comment about not wanting to lose the basketball court in the process. There was some discussion about the difference in development at the two sites. Brian told the commission than in general the development cost was likely to be higher at the East Hamilton site because of the likely requirement to excavate and backfill a large amount of material. Brian said that the Spruce Street site was already filled and compacted and that the concrete slab under the existing water tank would provide a good start for the site construction.

The commission took public comments on the two sites and thanked the public for their interest. The commission did not take any formal action on this item at this time.

Public Hearing and New Business

1. Public Hearing and Discussion – Craig Cannery Site Development. Brian reported to the commission that as part of the harbor design and construction it was appropriate to open a discussion and take public comment on a number of development related issues including the existing buildings, road/traffic layout, harbor facilities, and zoning for the site. Brian explained that at some point the commission would be asked to forward comments/recommendations to the city council about the development to help them in making decisions. Brian said that many of the discussions were intertwined and that it appeared that the best way forward was to take the discussions one at a time and draft comments to the city council when it made sense.

Sharilyn opened the discussion up for public comment. Ralph Mackie put a drawing of the site on the whiteboard and told the commission that aligning the harbor east/west instead of north/south would give more flexibility in where the harbor improvements could be located. Ralph commented that the cannery site's history should be preserved and that once the buildings were removed it couldn't be undone.

Several members of the public echoed Ralph's comments and said that the city should capture the historical aspects of the site.

Members of the public commented that the property is important to Craig, that zoning should play an important role, that the city should move slowly, and that the city should preserve buildings with iconic value.

There were some comments about scaling down or changing the harbor project. Brian explained that the harbor was the primary driver for the purchase of the project and was the primary project for the site. He also explained that it was unlikely that the breakwater design would change or that the harbor would be resized since that would undo several years of work with the US Army Corps of Engineers.

There was some additional discussion about the USACE design process and why this site and this size harbor was selected. Brian explained the process to date, future steps in the harbor project, and explained the economic feasibility process that was used to select this harbor size.

There was some discussion about maintenance of current harbors. Brian explained that maintenance of current harbors and the new harbor project were two separate issues and the funding was not interchangeable.

There was a question about why the building discussion was first. Brian said that all of the development discussions were interrelated and that the goal was to take public comment and for the planning commission to make some recommendations that the council could use when making decision, particularly about conflicting uses, throughout the harbor design process.

There was some discussion about the National Register of Historic Places and the potential for having some assessments done of existing buildings.

After the public comments the commission discussed the buildings and the overall site development.

Kevin McDonald talked about having to deal with some decisions on the buildings before other decisions could be made. Kevin said he supports the new harbor project as Craig's economic future.

Sharilyn talked about some of the potential uses for the site and generally asked how the current buildings may fit into future uses.

Barb commented that if we want to do any building assessments we need to consider what buildings might be kept rather than assessing everything. It was also pointed out that if the city decides to replicate some of the buildings as opposed to restoring them that assessments would not be necessary for those buildings.

There was some discussion about maintaining and displaying artifacts from the cannery as part of the future use.

Sharilyn said that in the 2007 development plan there was some discussion about planning commission recommendations that weren't adopted. Sharilyn asked Brian to try to bring those recommendations to the next meeting.

There was some discussion about the breakwater elevation. Brian said he would bring that data back to the commission at the next meeting.

Sharilyn thanked everyone for their interest in the project and their comments.

The commission did not take an formal action on this item.

Old Business

1. Skateboard Park Site Discussion (continued). After hearing the public comments earlier in the meeting the commission held a short discussion about the two potential sites. The discussion primarily focused on development, displacing other facilities, safety, parking, and potential uses and impacts. After the short

discussion the commission felt that both sites had their advantages and disadvantages and that neither site was preferred over the other. Sharilyn asked Brian how the commission should proceed. A motion was made and seconded (McDonald/Zellhuber) to table the item. Brian suggested that a simple direction from the commission to bring the item back with some suggestions on how to proceed would be fine. The maker/seconded of the motion withdrew the motion and the commission asked Brian to bring some suggestions back to the next meeting on how to proceed. No formal action was taken on this item.

2. Stairs and Landing Interpretation/Definition Discussion. Brian reported that at a previous commission meeting the commission asked him to bring back some definitions that other jurisdictions use for stairs and landings related to Craig's conditional use for stairs and landings within the 10' setback on residential properties. Brian said that he did not find any existing definitions that were pertinent or useful to the commission's goal of determining what was a deck and what was a landing. Brian drafted a definition based on the discussion at the February 28, 2019 meeting. The commission discussed the definition and felt that it was very close. The commission reminded Brian that they wanted to exclude benches, planters, and other structures within the defined area of the landing. Brian said he would revise the definition and bring the discussion back to the next meeting. No formal action was taken on this item.

Adjourn

A motion was made and seconded to adjourn the meeting.

MOTION TO ADJOURN

ZELLHUBER/MCDONALD

APPROVED

Chairman Sharilyn Zellhuber

ATTEST: Brian Templin

**CITY OF CRAIG
MEMORANDUM**

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: August 25, 2014
RE: Tract 18 Development – Approval of Plat

CTA has been working on the development of Tract 18, USS 2611 for several years. In 2014 the planning commission approved a preliminary plat that divided the lot into two tracts with lines shown on the preliminary plat where CTA intended to further divide the tracts into lots. Since that preliminary plat approval CTA has revised their subdivision plan a number of times but recently submitted a plat that utilizes the lot subdivision concept shown on the approved 2014 plat. This plat will create seven lots on Tract 18. Since the planning commission has previously approved the preliminary plat a new resolution is not required.

I will complete a review of the plat and provide comments to the planning commission for the April 25, 2019 meeting.

Recommendation: Approve the final draft plat of the Tract 18 Subdivision with comments.

CERTIFICATE OF IMPROVEMENTS
 ALL IMPROVEMENTS HAVE BEEN EXAMINED AND APPROVED BY THE CITY. THE CITY ACCEPTS DEDICATION AND OWNERSHIP OF ALL WATER DISTRIBUTION, WASTEWATER COLLECTION, AND STORM-WATER COLLECTION UTILITIES CONTAINED WITHIN THE EASEMENTS AND RIGHTS-OF-WAYS SHOWN ON THIS PLAT.

PUBLIC WORKS DIRECTOR _____ Date _____
 CITY PLATTING OFFICIAL _____ Date _____

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

CITY CLERK _____ DATE _____

APPROVAL SIGNATURES
 THIS FINAL SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE CRAIG LAND DEVELOPMENT CODE - SUBDIVISION ORDINANCE. ALL DEDICATIONS TO THE PUBLIC HAVE BEEN INSPECTED AND ACCEPTED BY THE CITY OF CRAIG.

CITY PLATTING OFFICIAL _____ DATE _____
 PRESIDING OFFICER - PLANNING COMMISSION DATE _____
 PLANNING COMMISSION MEMBER _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 18 U.S.S 2611, THAT WE DO APPROVE OF THIS SURVEY AND PLAT; AND THAT WE DO FOR OURSELVES, OUR HEIRS, AND ASSIGNS DEDICATE, DONATE AND CONVEY TO THE PUBLIC, ALL RIGHTS-OF-WAY/ALLEYS/PUBLIC UTILITY AREAS/EASEMENTS/OTHER PUBLIC WAYS, WATER DISTRIBUTION UTILITIES/WASTEWATER COLLECTION UTILITIES/STORM WATER COLLECTION UTILITIES AS SHOWN HEREON.

OWNER LOT 18 USS 2611. DATE _____
 CRAIG TRIBAL ASSOCIATION

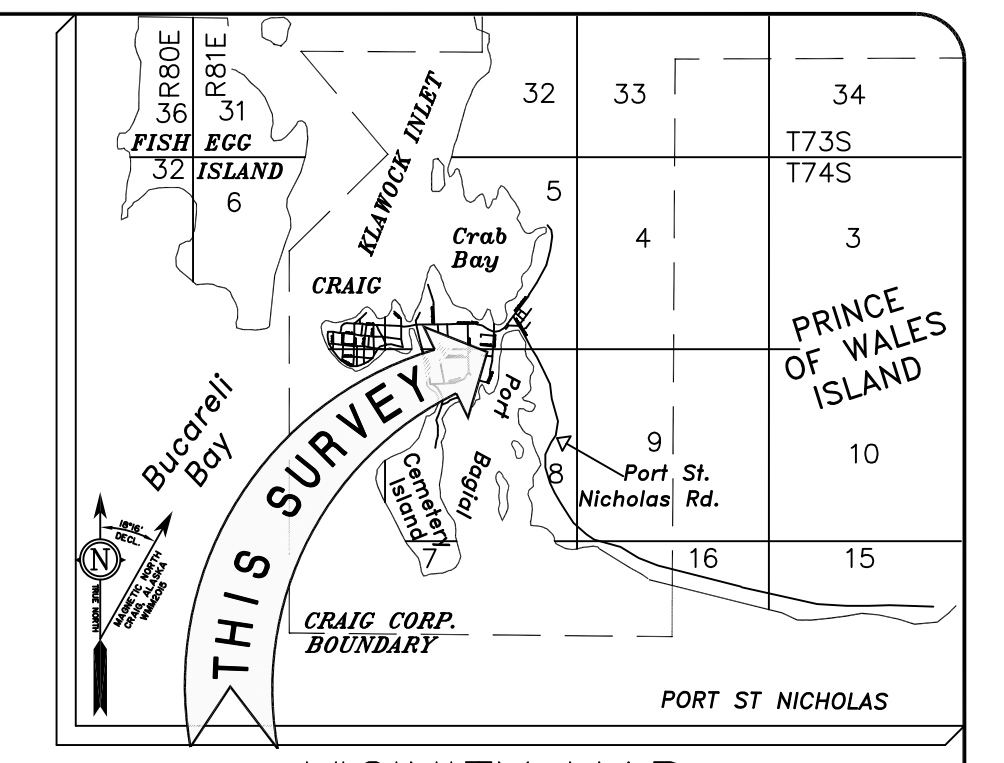
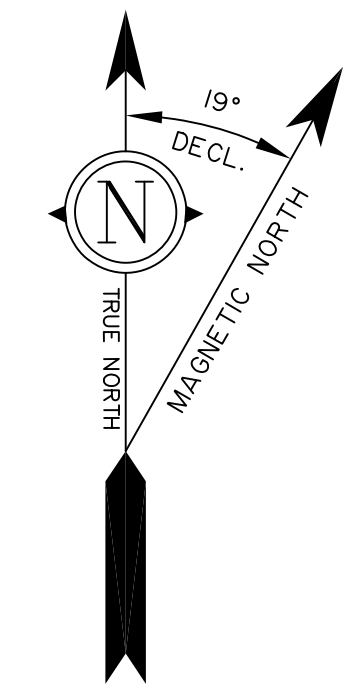
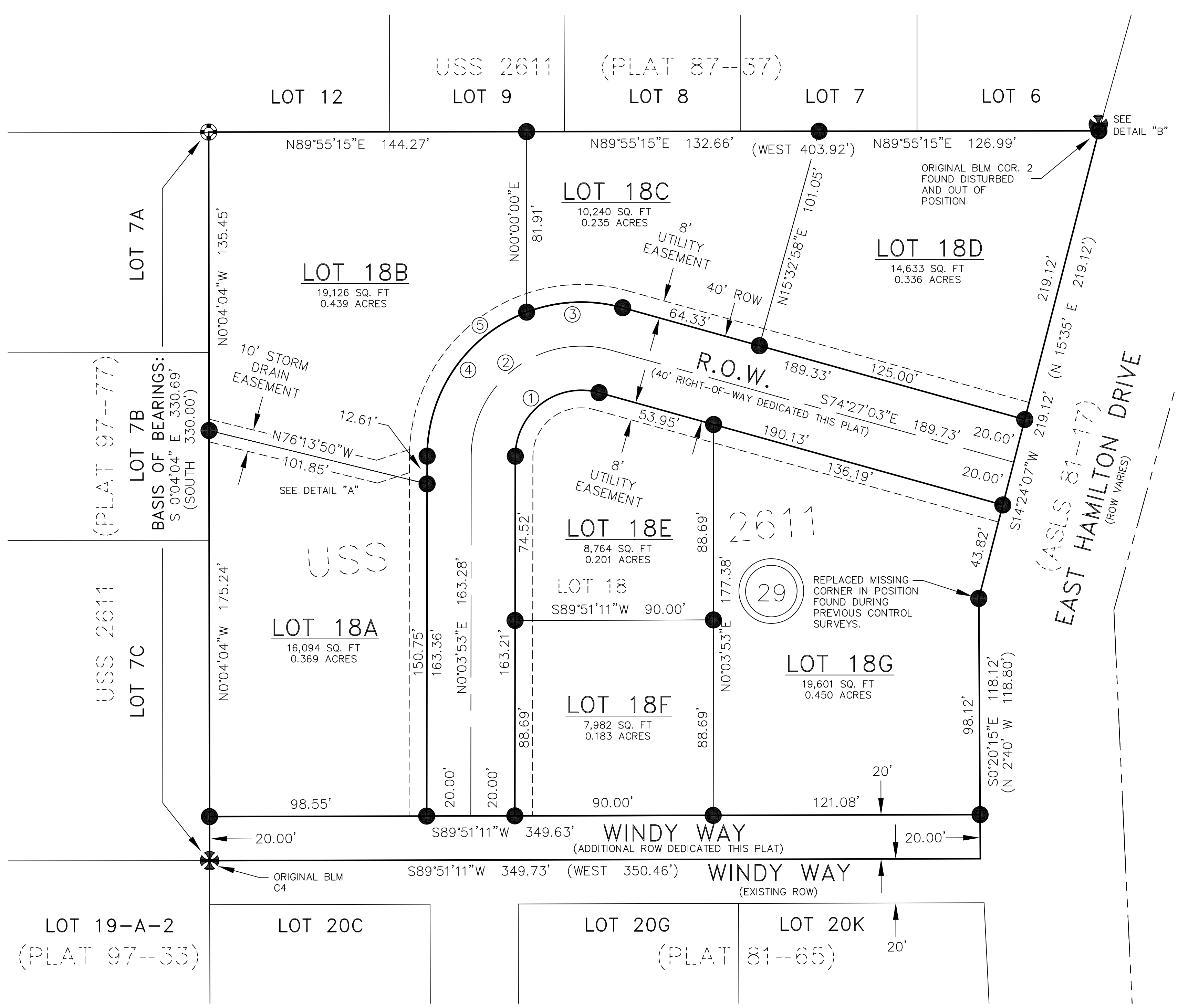
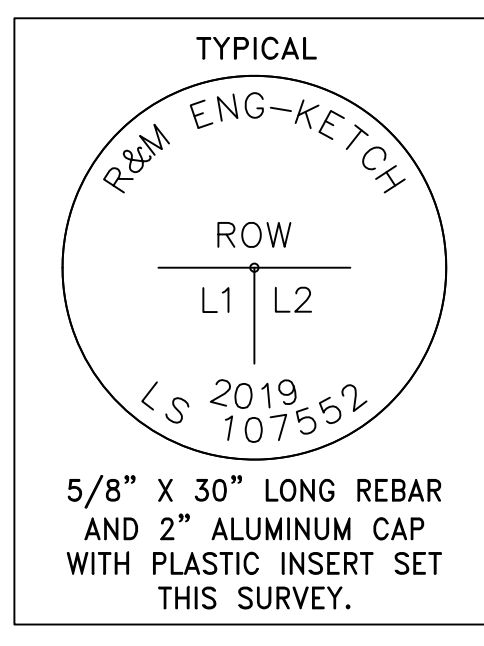
NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 201____.

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

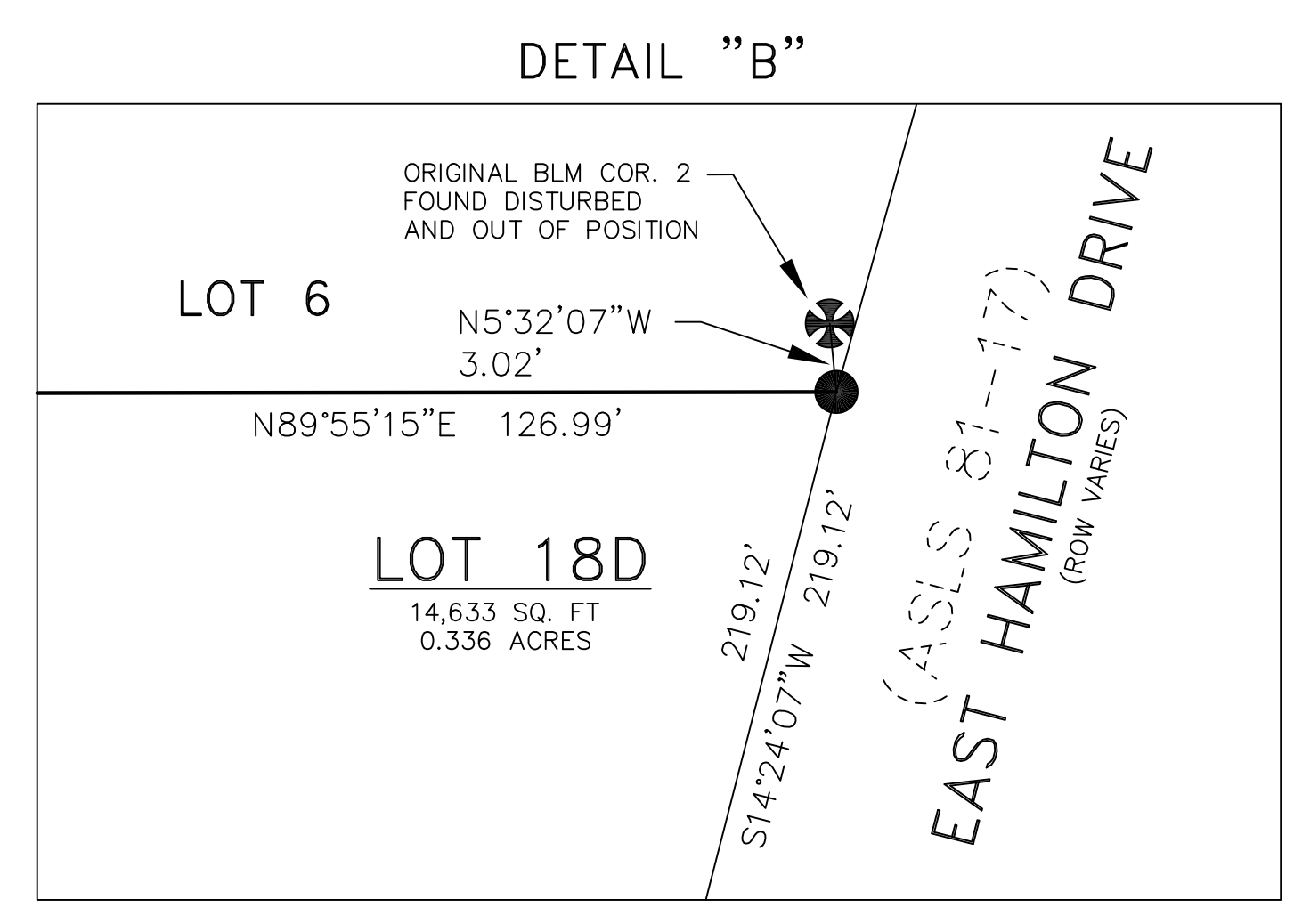
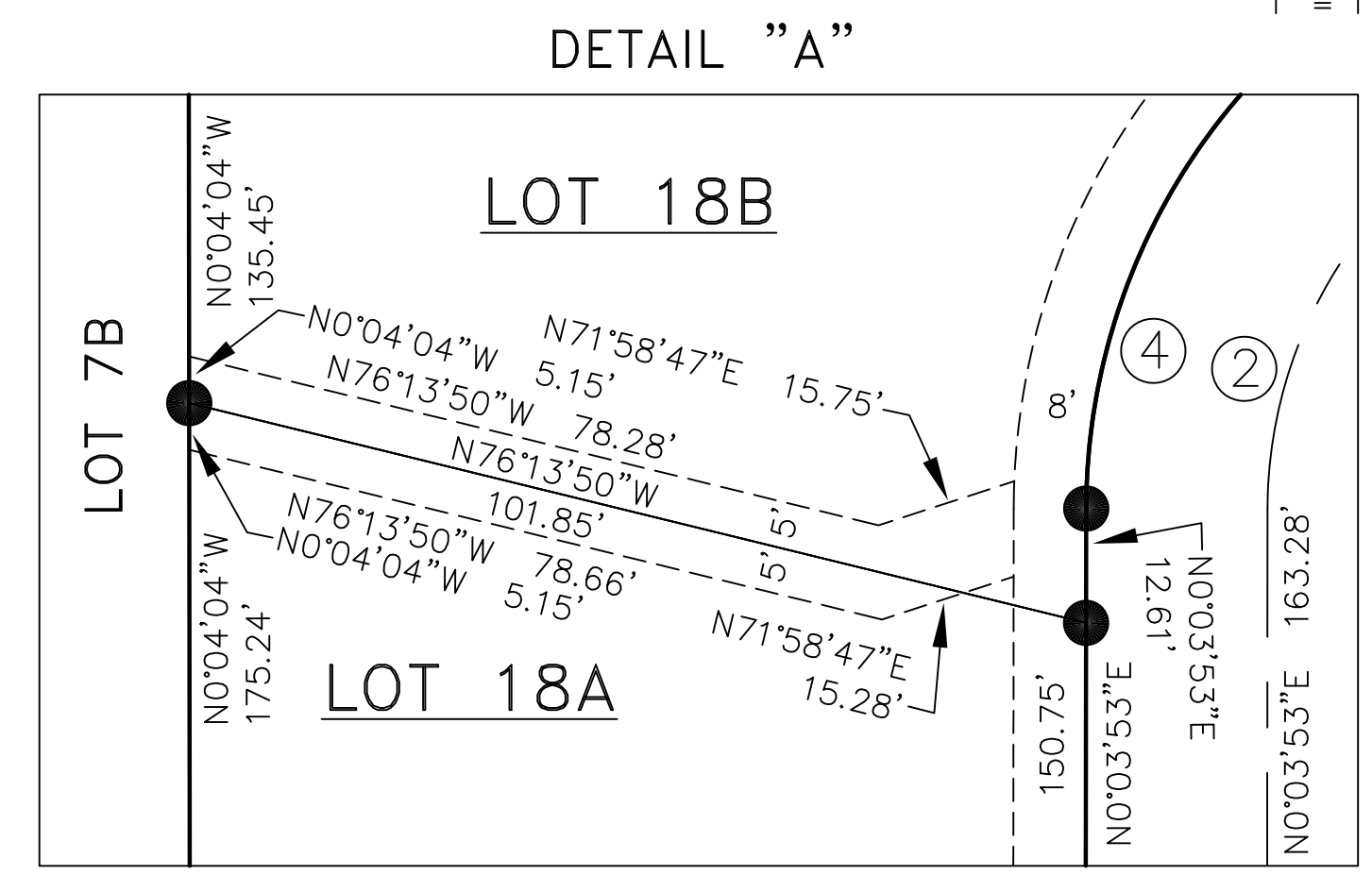
GPS BASIS OF BEARINGS
 THE BASIS OF BEARINGS ON THIS PLAT WAS DETERMINED BY A HIGH-PRECISION GPS SURVEY USING TRIMBLE R8 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER V 4.1 SOFTWARE.

CLIENT: CRAIG TRIBAL ASSOCIATION
 P.O. BOX 828
 CRAIG, ALASKA 99921

DRAWN BY: M.C.H. / C.G.P.
 CHECKED BY: CGP
 DATE PLATTED: NOV, 2018
 DATE SURVEYED: 2018
 SCALE: 1"=20'
 SURVEYED BY: M.C.H. / C.G.P.
 PROJ NO.: 162350.06



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



PLAT NOTES

- REFERENCE THE FOLLOWING WITHIN THE KETCHIKAN RECORDING DISTRICT:
 U.S.S. 2611
 R.O.S. 99-37
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS SHOW ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.

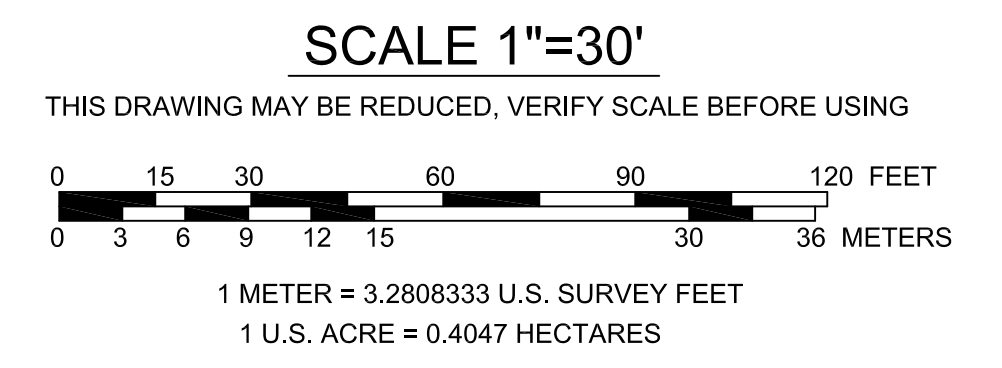
LEGEND

- 5/8" REBAR AND 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- FOUND MONUMENT TO BE TIED
- FOUND REBAR AS DESCRIBED
- FOUND BLM BRASS CAP
- DATA OF RECORD USS 2611

CURVE DATA		
① Δ = 105°29'05" R = 30.00' L = 55.23' C = 47.76' CHD. BRG. = N52°48'25"E	② Δ = 105°29'05" R = 50.00' L = 92.05' C = 79.59' CHD. BRG. = N52°48'25"E	③ Δ = 36°19'39" R = 70.00' L = 44.38' C = 43.64' CHD. BRG. = N87°23'08"E
④ Δ = 69°09'26" R = 70.00' L = 84.49' C = 79.46' CHD. BRG. = N34°38'36"E	⑤ Δ = 105°29'05" R = 70.00' L = 128.87' C = 111.43' CHD. BRG. = N52°48'25"E	

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2019 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE _____ CHRISTOPHER G. PIBURN LS 107552



KETCHIKAN RECORDING DISTRICT		
Revisions		
No.	Date	Description

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) 401-0155
 P.O. BOX 1273
 CRAIG, AK 99921

CERTIFICATE OF AUTHORIZATION #: C576

PROJECT:
CTA TRACT 18 SUBDIVISION PHASE I
 THE SUBDIVISION OF LOT 18, U.S.S. 2611, PLAT 2611, CREATING LOTS 18A, 18B, 18C, AND 18D, CTA LOT 18 SUBDIVISION, KETCHIKAN RECORDING DISTRICT.



August 20, 2014

Greg Scheff (Surveyor for Craig Tribal Association)
355 Carlana Lake Road
Ketchikan, AK 99901

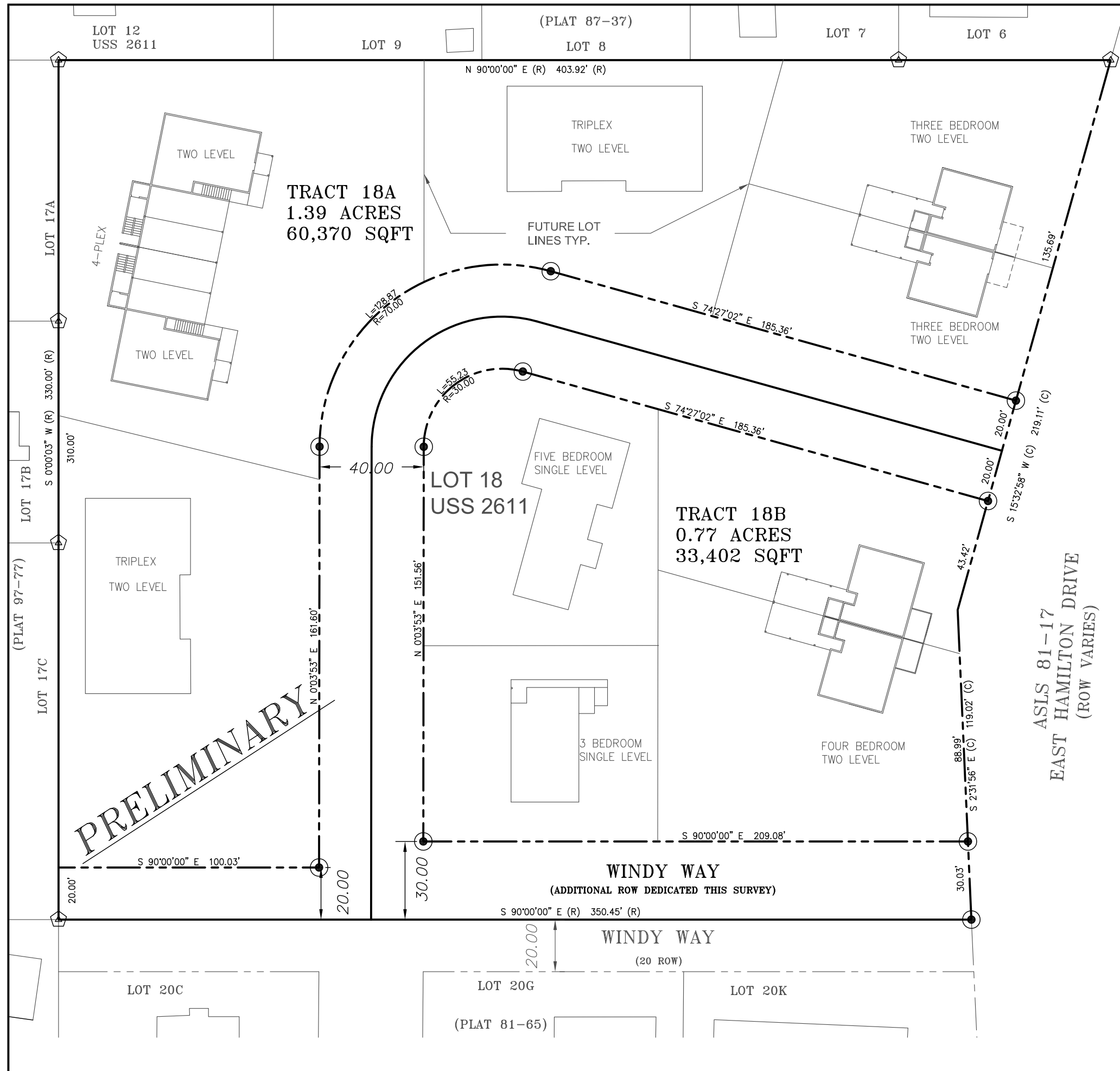
Re: Preliminary Plat Review, Craig Tribal Association Tract 18 Subdivision

I have completed a preliminary review of the subdivision plat submitted to the city on August 13, 2014 for subdivision of Tract 18, USS 2611 into Tracts 18A, 18B and dedicated right-of-way (an extension of Night Court). The following changes and actions are required prior to approving the final plat.

A public hearing on the matter and review of the preliminary plat the Craig Planning Commission will be done at its regular meeting on August 28, 2014 at 7 pm in the Craig City Council Chambers.

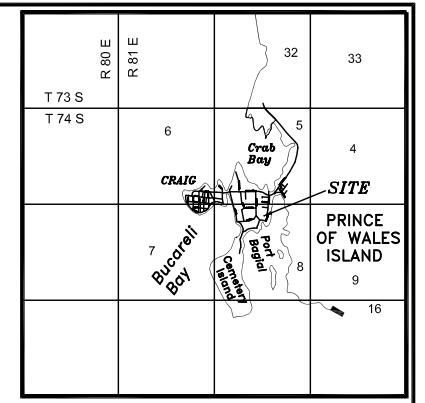
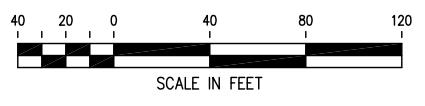
1. Ensure that a minimum of 100' horizontal and vertical sight distance is met along the right-of-way to be dedicated to the city, particularly at the curve shown on the subdivision plat.
2. Ensure that street grades designed do not exceed 15%.
3. For the final plat please remove all proposed improvements and future lot lines.
4. Show right-of-way centerline as a broken line (long-short-long or long-short-short-long).
5. Show property boundary lines as solid heavy lines.
6. Show vacated right-of-way line as a light broken line.
7. Include full address of client.
8. Correct the certificate of ownership to say "our heirs" to be consistent.
9. Correct the Approval Signatures certificate to read "Development Code".
10. Identify the new right-of-way as "Night Court" on the final plat.
11. Include the length, radii and central angles for all curves shown on the plat either at the curve or in a curve table. Chord length and bearing should also be shown on the final plat with the curve data.
12. Show basis of bearing on the final plat.
13. The subdivision application indicates that this parcel was owned by an ANCSA village or regional corporation. If the parcel is a split estate (surface and subsurface) include a note on the plat that reads "This plat constitutes a subdivision of the surface estate only. The subsurface owner has not participated in the platting action." If the applicant owns both the surface and subsurface estates then this note is not required.
14. Provide a certificate to plat or current title insurance policy from a title company with the final plat. The certificate should be current within 30 days of submittal of the final plat.
15. Monument all property corners prior to submission of the final plat. The monument shown at the intersection of the existing Windy Way ROW and East Hamilton Drive is not required since this area is being dedicated to the city as additional ROW for Windy Way.

16. Approval of the final plat will also be contingent upon review and approval of the road and utility designs by the City of Craig and acceptance of the completed utilities, bond/cash deposit or deed of trust/warranty deed as described in section 18.10.050 of the Craig Municipal Code.
17. Preliminary plat approval is also contingent upon comments or requirements of the Planning Commission.
18. Preliminary and final approval of this plat does not indicate approval of internal lots shown on the preliminary plat for planning purposes and future platting action. Future platted lots must conform to the Craig Land Development Code.



LEGEND

- ⊙ 5/8" REBAR AND 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- ⊕ FOUND MONUMENT TO BE TIED
- ⊙ FOUND REBAR AS DESCRIBED
- ⊙ FOUND IRON PIPE
- (C) DATA CALCULATED BY SINGLE PROPORTIONATE METHOD
- (M) DATA MEASURED IN THE FIELD
- (R) DATA OF RECORD AS LISTED



VICINITY MAP
SCALE: 1 INCH = 1 MILE

NOTES

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of Lot 18, USS 2611, and we do approve of this survey and plat; and that we do for ourselves, my heirs, and assigns dedicate, donate and convey to the public, all rights-of-way/ alleys/public utility areas/easements/other public ways, as shown hereon.

Owner _____ Date _____
XXXXXXXXXX

Owner _____ Date _____
XXXXXXXXXX

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 201____.

For _____

CERTIFICATE OF IMPROVEMENTS

A bond (cash deposit) has been executed (deposited) in an amount determined by the City of Craig to provide for the ultimate installation of required subdivision improvements. (OR)
All required subdivision improvements have been examined and approved by the City of Craig. (OR)
The property described as XXXXXXXXXXXXXXXXXXXXXXXX (has been deeded to the City of Craig as provided by Section 18.10.050 of the Subdivision Ordinance as a guarantee that all subdivision improvements will be installed by (date).

Public Works Director _____ Date _____
City Platting Official _____ Date _____

Notary Public for Alaska
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date _____ Registration Number: LS-6700
Gregory G. Scheff, R.L.S.

APPROVAL SIGNATURES

This final subdivision plat has been reviewed and approved in accordance with the Craig Land Development Code - Subdivision Ordinance. All dedications to the public have been inspected and accepted by the City of Craig.

City Platting Official _____ Date _____
Presiding Officer - Planning Commission _____ Date _____
Planning Commission Member _____ Date _____

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.

City Clerk _____ Date _____

CLIENT: CRAIG TRIBAL ASSOCIATION Box XXX CRAIG AK. 99921,		
DATE: 08/12/14	DRAWN BY: C.G.P.	JOB NO. 132758
SCALE: 1"=40'	APPRVD BY: G.G.S.	SHEET 1 OF 1

KETCHIKAN RECORDING DISTRICT

Revisions	
No.	Date

RSM
R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
355 Carlanna Lake Road Fax: (907) 225-3441
Ketchikan, AK 99901

WRANGELL OFFICE Phone: (907) 874-2177
P.O. BOX 1331 Fax: (907) 874-2187
Wrangell, AK 99929

PROJECT: CTA TRACT 18 SUB
THE SUBDIVISION OF LOT 18
USS 2611, CREATING TRACTS
18A, 18B AND DEDICATED ROW

PRELIMINARY

**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report

April 18, 2019

Applicant: Craig Tribal Association and City of Craig
Requested Action: Approval of Preliminary Plat of a Tract P, USS 2327
Location: 252 Cold Storage Road
Zoning: Public
Surrounding Uses: North: Public
South: Commercial
East: Heavy Industrial/ROW
West: ROW

Analysis

The City of Craig owns Tract P, USS 2327. The Craig Tribal Association has been working for several years on a new access road through the tract to the lower level of the Craig Tribal Hall. The project has been discussed at a number of City Council meetings and the current plat reflects the design approved by the council. This plat will formally set aside the right-of-way for the road and will create a remainder tract on the lot which is currently being used by Craig Public Works. The design of the ROW takes the future fire hall into consideration.

The city planner is currently reviewing the plat and will include comments for the planning commission at the April 25, 2019 meeting.

The following actions should be taken as part of the final plat submission to the City of Craig for approval:

1. All comments made by the city planner and planning commission shall be incorporated into the final plat.
2. A .dxf/ .dwg copy and Adobe .pdf copy of the final plat shall be submitted to the city. The electronic copy of the plat shall be submitted by email or hand delivered to the City of Craig.
3. Remove all contours, improvements, utility lines, water/sewer services, fire hydrants and other extraneous items from the printed copies of the final plat prior to submission.
4. All corners for Tract P-2 as shown on the plat shall be monumented in the field.

Applicant shall submit one full size paper copy and one full size mylar copy, with surveyor and owner signatures completed, to the City of Craig for final approval after all conditions/corrections shown above have been made.

Recommendation

That the planning commission approve Resolution 587-19-PC, approving the preliminary plat creating Lot Tract P-2 of a Replat of Tract P.

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 587-19-PC

GRANTING PRELIMINARY PLAT APPROVAL TO CRAIG TRIBAL
ASSOCIATION AND THE CITY OF CRAIG TO REPLAT TRACT P, USS 2327

WHEREAS, the Planning Commission held a public hearing on April 25, 2019;
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 Tract P Replat 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 conform 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 25th day of April 2019.

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 _____ CITY OF CRAIG

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, DULY 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 _____

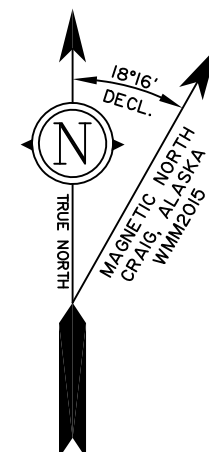
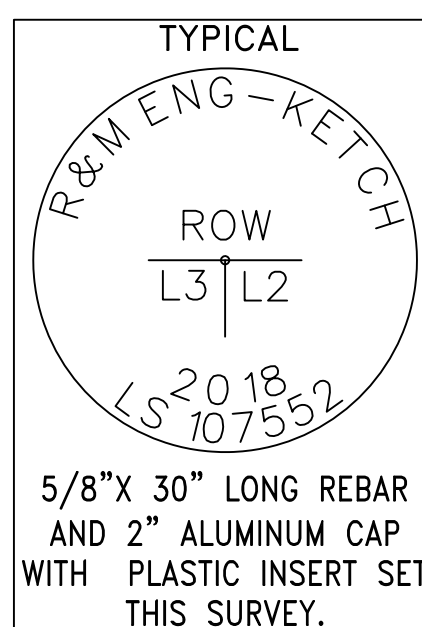
DATE _____ PLANNING COMMISSION MEMBER _____

CERTIFICATE OF IMPROVEMENTS

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

DATE _____ PUBLIC WORKS DIRECTOR _____

DATE _____ CITY PLATTING OFFICIAL _____



CLIENT: NAME _____
P.O. BOX XXX _____
CRAIG, ALASKA 99921

DRAWN BY: MCH
CHECKED BY: CGP
DATE PLATTED: FEB, 2019
DATE SURVEYED: FEB, 2019
SCALE: 1"=20'
SURVEYED BY: MCH
PROJ NO.: 162350.07

OWNERSHIP STATUS

1. TRACT P (CITY OF CRAIG)

PROPOSED OWNERSHIP

1. LOT P-2 (CITY OF CRAIG)

PREVIOUS LOT AREAS

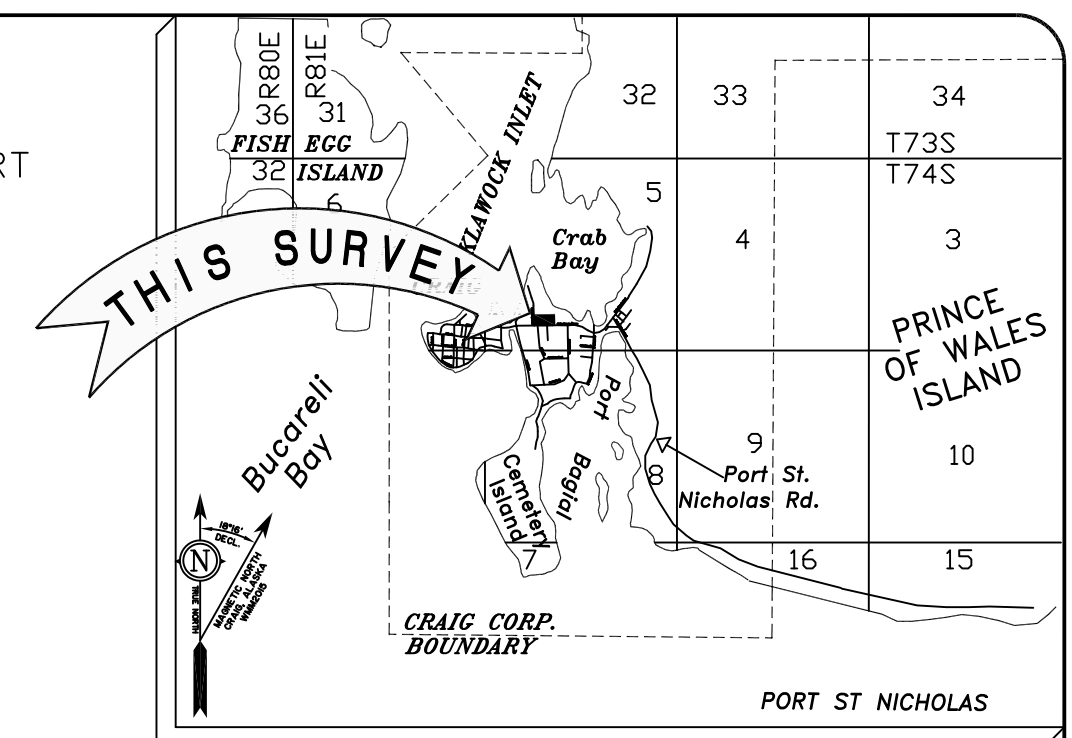
1. TRACT P (5.00 ACRES)

NEW LOT AREAS

- 1. LOT P-2 (187,632 SQ. FT)(4.307 ACRES)
- 2. R.O.W. (29,785 SQ. FT)(0.684 ACRES) PTN OF TRACT P

LEGEND

- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- ◐ SECONDARY 5/8" REBAR RECOVERED THIS SURVEY
- UTILITY EASEMENT AREA
- N 89°48'47" E 244.36' DATA MEASURED OR CALCULATED
- (N 89°52'42" E 244.21') R1 DATA OF RECORD PLAT 91-25
- (N 89°52'42" E 244.21') R2 DATA OF RECORD PLAT 88-39
- (N 89°52'42" E 244.21') R3 DATA OF RECORD PLAT 83-5
- (N 89°52'42" E 244.21') R4 DATA OF RECORD USS 2327
- (N 89°52'42" E 244.21') R5 DATA OF RECORD PLAT 2000-15
- (N 89°52'42" E 244.21') R6 DATA OF RECORD PLAT 86-28
- — — PREVIOUS PROPERTY LINE



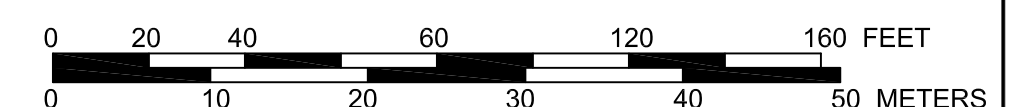
VICINITY MAP:
SOURCE: U.S.G.S. QUADRANGLE CRAIG (C-4), ALASKA 1985
1" = 1 MILE

PLAT NOTES

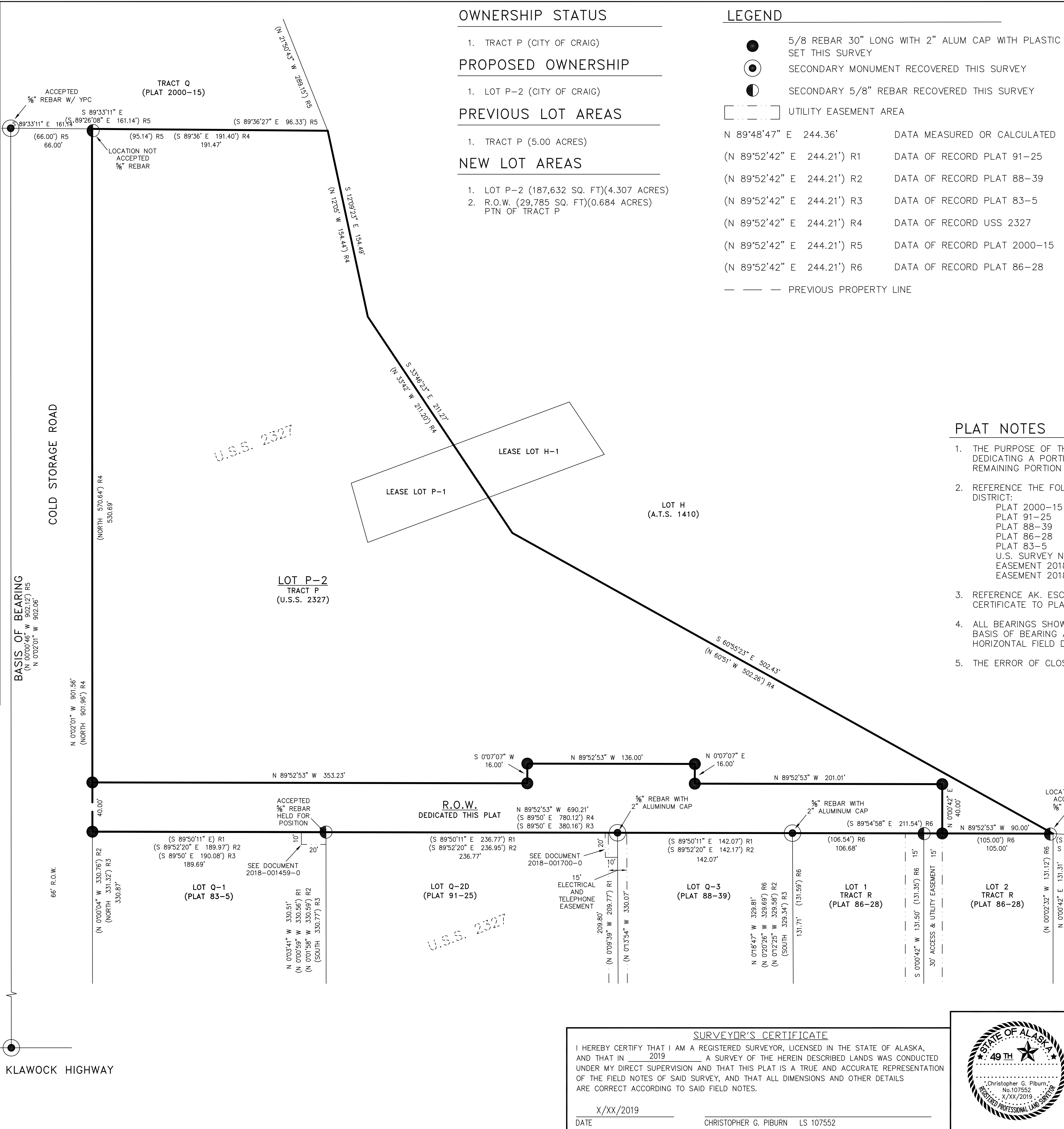
- THE PURPOSE OF THIS SURVEY IS TO REPLAT TRACT P, DEDICATING A PORTION OF TRACT P TO A R.O.W., WHILE THE REMAINING PORTION WILL BECOME LOT P-2.
- REFERENCE THE FOLLOWING WITHIN THE KETCHIKAN RECORDING DISTRICT:
 - PLAT 2000-15
 - PLAT 91-25
 - PLAT 88-39
 - PLAT 86-28
 - PLAT 83-5
 - U.S. SURVEY NO. 2327
 - EASEMENT 2018-001459-0
 - EASEMENT 2018-001700-0
- REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXX.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.

SCALE 1"=40'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES



KETCHIKAN RECORDING DISTRICT

Revisions	
No.	Dr.

PRELIMINARY

R&M ENGINEERING-KETCHIKAN
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901

CRAIG OFFICE
P.O. BOX 1273
CRAIG, AK 99921

Phone: (907) 826-2294

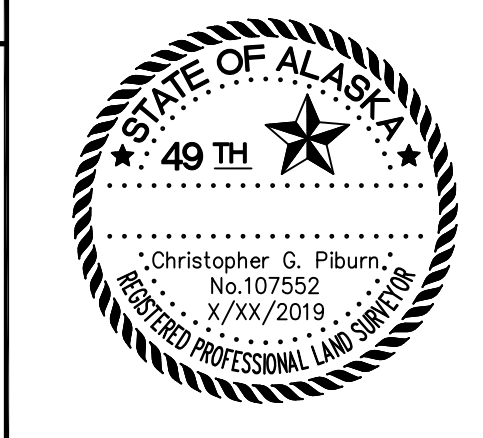
CERTIFICATE OF AUTHORIZATION #: C576

PROJECT:
A REPLAT OF TRACT P
A REPLAT OF TRACT P, U.S.S. 2327, R.O.W. DEDICATION, AND EASEMENT DEDICATIONS; CREATING LOT P-2, TRACT P REPLAT, CITY OF CRAIG, K.R.D.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 2019 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

X/xx/2019
DATE _____ CHRISTOPHER G. PIBURN LS 107552



**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report
April 18, 2019

Applicant: Chris Piburn and Mike Hamme
Requested Action: Approval of Preliminary Plat of Lots 3B2 and 3B3, USS 2327
Location: 520/522 West Hamilton Drive
Zoning: High Density Residential
Surrounding Uses: North: High Density Residential
South: High Density Residential
East: High Density Residential
West: ROW/Marine Industrial

Analysis

Chris Piburn applied for and received a conditional use permit to allow for a landing to encroach into the 10' sideyard setback with the condition that he replat the property within 12 months to resolve the encroachment. Mr. Piburn has worked with Mr. Mike Hamme (adjacent landowner) to adjust the common property line to meet this condition. The preliminary plat that is being considered for approval adjusts the property line so that the landing/deck is a minimum of 10' from the property line.

The city planner is currently reviewing the plat and will include comments for the planning commission at the April 25, 2019 meeting.

The following actions should be taken as part of the final plat submission to the City of Craig for approval:

1. All comments made by the city planner and planning commission shall be incorporated into the final plat.
2. A .dxf/ .dwg copy and Adobe .pdf copy of the final plat shall be submitted to the city. The electronic copy of the plat shall be submitted by email or hand delivered to the City of Craig.
3. Remove all contours, improvements, utility lines, water/sewer services, fire hydrants and other extraneous items from the printed copies of the final plat prior to submission.
4. All corners for Tract P-2 as shown on the plat shall be monumented in the field.

Applicant shall submit one full size paper copy and one full size mylar copy, with surveyor and owner signatures completed, to the City of Craig for final approval after all conditions/corrections shown above have been made.

Recommendation

That the planning commission approve Resolution 588-19-PC, approving the preliminary plat creating Lots 1 and 2, Harborview Subdivision.

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 588-19-PC

GRANTING PRELIMINARY PLAT APPROVAL TO CHRIS PIBURN AND MIKE HAMME TO REPLAT LOTS 3B2 AND 3B3, TRACT B, USS 2327

WHEREAS, the Planning Commission held a public hearing on April 25, 2019; 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 conform 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 25th day of April 2019.

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 _____
CHRIS PIBURN

DATE _____
CHAUNDELL PIBURN

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, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____,

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THEY ACKNOWLEDGED TO ME THAT THEY 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 _____

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 _____
MICHAEL HAMME

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, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____,

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THEY ACKNOWLEDGED TO ME THAT THEY 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

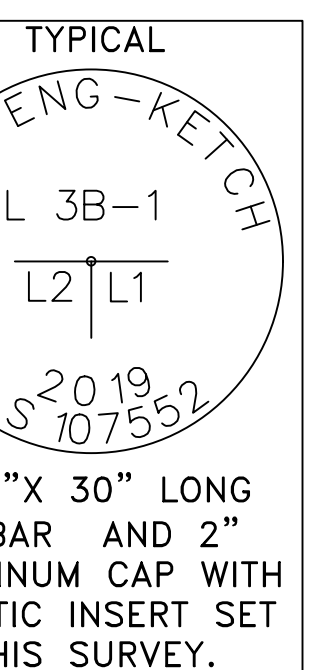
DATE _____
PLANNING COMMISSION MEMBER

GPS BASIS OF BEARINGS

THE BASIS OF BEARINGS ON THIS PLAT WAS DETERMINED BY A HIGH-PRECISION GPS SURVEY USING TRIMBLE R8 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER V 4.1 SOFTWARE.

CLIENT: CHAUDELL PIBURN
P.O. BOX 1273
CRAIG, ALASKA 99921

DRAWN BY: CGP
CHECKED BY: CGP
DATE PLATTED: MARCH 2019
DATE SURVEYED: JAN, 2019
SCALE: 1"=20'
SURVEYED BY: CGP
PROJ NO.: PIBURN



CERTIFICATE OF BENEFICIARY

I, THE UNDERSIGNED HEREBY CERTIFY THAT FIRST BANK HOLDS A BENEFICIARY INTEREST IN THE PROPERTY SHOWN HEREON, ON BEHALF OF TONGASS FEDERAL CREDIT UNION, I HEREBY APPROVE THIS SURVEY AND PLAT.

INTEREST IN PROPERTY: _____

REPRESENTING: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

CERTIFICATE OF IMPROVEMENTS

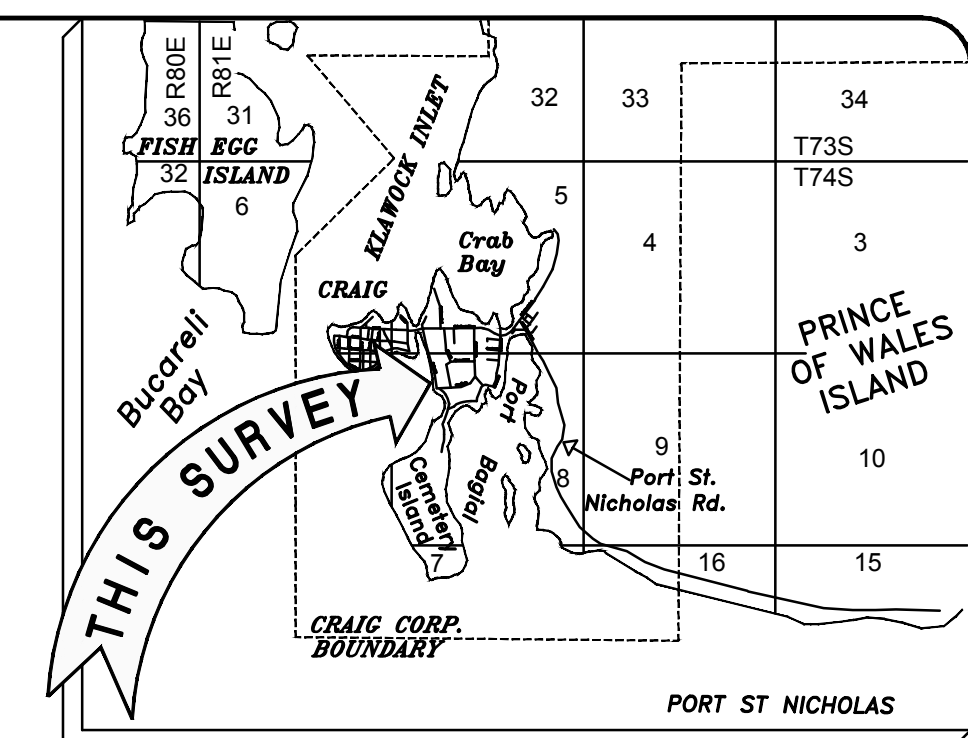
I HEREBY CERTIFY THAT NO IMPROVEMENTS ARE REQUIRED FOR THE VACATION / REPLAT.

DATE _____
PUBLIC WORKS DIRECTOR

DATE _____
CITY PLATTING OFFICIAL

GPS BASIS OF BEARINGS

THE BASIS OF BEARINGS ON THIS PLAT WAS DETERMINED BY A HIGH-PRECISION GPS SURVEY USING TRIMBLE R8 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER V 4.1 SOFTWARE.

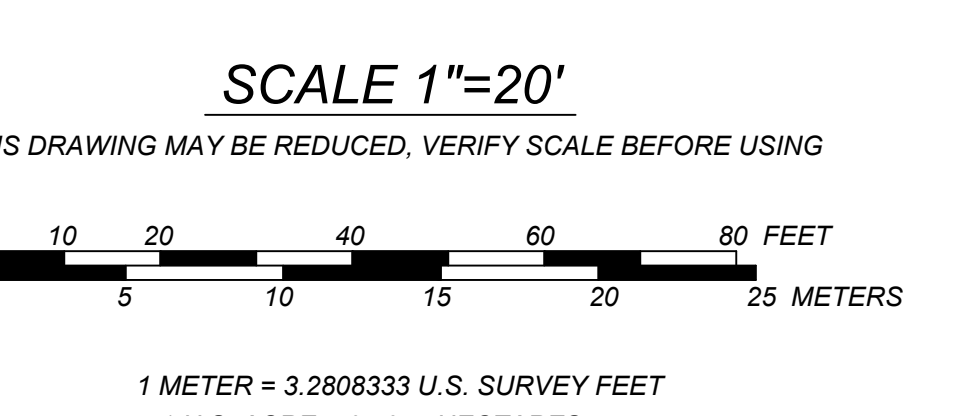
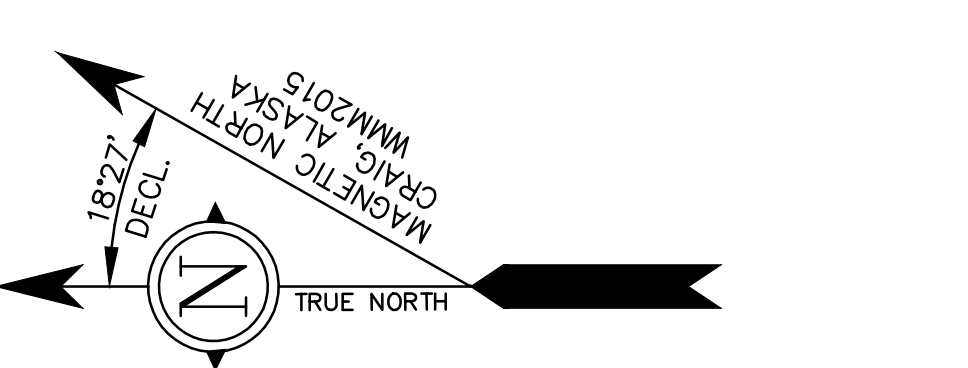


VICINITY MAP:
SOURCE: U.S.G.S. QUADRANGLE CRAIG (C-4), ALASKA 1985
1" = 1 MILE

LEGEND:

- RECOVERED 2 ALUMINUM CAP
- SECONDARY MONUMENT SET THIS SURVEY
- UNSURVEYED
- SURVEYED
- BOUNDARY LINE BEING VACATED THIS PLAT
- EASEMENT OF RECORD
- (R1) RECORD (PLAT 2013-09, KR1)
- (R&M) RECORD AND MEASURED

- PLAT NOTES**
- THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 3B-2 AND 3B-3 TO ADJUST THE LOT LINE BETWEEN THEM
 - REFERENCE THE FOLLOWING WITHIN THE KETCHIKAN RECORDING DISTRICT: USS 2327, PLAT 75-29, PLAT 2013-9.
 - REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. .
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.



KETCHIKAN RECORDING DISTRICT

Revisions		
No.	Date	Description

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

PROJECT:
HARBORVIEW REPLAT
A BOUNDARY VACATION AND REPLAT OF
LOTS 3B-2 & 3B-3, OF PLAT 2013-9,
KR1
CONTAINING 0.40 ACRES

PRELIMINARY

SURVEYOR'S SEAL

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED _____ AND THAT IN _____ A SURVEY OF THE HEREIN DESCRIBED _____ CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND _____ REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND _____ DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

XX/XX/2019
DATE CHRISTOPHER G. PIBURN LS 107552

**CITY OF CRAIG
MEMORANDUM**

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: April 18, 2019
RE: Stairs Correspondence from Mr. Don Glore

In March and April the city has received some correspondence and a small claims service from Mr. Don Glore regarding an issue at his home here in Craig. Much of the correspondence is addressed to "P+Z" so I am including copies of that correspondence for the planning commission.

No action is expected from the planning commission regarding the small claims complaint.

If the commission would like to discuss any of the planning and zoning issues referenced in the correspondence it may.

RECEIVED

MAR 26 2019

IN THE DISTRICT COURT FOR THE STATE OF ALASKA AT Prince of Wales

Donald Glore
Plaintiff(s),

vs.
City of CRAIG
Defendant(s).

Filed in the Trial Court
State of Alaska First District
at Prince of Wales

FEB 26 2019

CASE NO. 1PW-19-3 SC

COMPLAINT

Plaintiff is a corporation that has paid its taxes due the state and filed its required reports.
 is not a corporation.

Defendant is indebted to the plaintiff in the principal amount of \$ 150.00
plus interest and court costs as a result of

Attached Copy A

which occurred at or near _____, Alaska, on
or about Starting 2012 to date 2/26/2019
(month/day/year)

Plaintiff has demanded relief from the defendant, but defendant has failed to comply. Plaintiff requests small claims procedure, gives up the right to a jury trial and formal procedure in this case, and waives all of this claim which exceeds \$10,000. If the court enters an order applying the formal Rules of Civil Procedure rather than the Small Claims Rules to this action, this waiver will be null and void. This action is filed at a court which will not cause unnecessary expense or inconvenience to the defendant and is the court nearest to: (Check applicable boxes.)

- the residence or place of employment of defendant.
- where personal injury or property damage occurred.
- where the defendant does or solicits business.

Donald R Glore

Print Name and Title (if applicable)

[Signature]

2/26/2019

Date

Plaintiff (Signature)

Filing Fee R# 1612342 \$50.⁰⁰
Pro Se v Ast \$65.⁰⁰

P.O. B 337

Mailing Address

CRAIG

City

AK 99921

State

ZIP

907 401-3130

Home Phone

Work Phone

Instructions: If you are filing documents supporting your claim (for example: promissory notes, checks, receipts, bills), you must also attach a copy of each document for each defendant.

SC-1 (5/12)(st.3)
COMPLAINT

Dist. Ct. Civ. R. 10(a) and 12(a)
AS 22.15.040

A1

TO: PLANNING AND ZONING BOARD, CITY OF CRAIG
FROM: DON GLORE 1600 HAMILTON DRIVE,
SUBJECT, 10 FOOT SETBACKS

RECEIVED
MAR 26 2019

FOR THE PAST FIVE YEARS THE NEIGHBORS ON THE SOUTHEAST SIDE OF MY HOUSE, HAVE HAD A 30 FOOT FIFTH WHEEL TRAILER. CONVERTED TO A JOB SHACK WITH A ILLEGAL BURNING STOVE THAT PUT THE HAZARDOUS SMOKE INTO OUR HOUSE,(I COMPLAINED WITH A LETTER I SENT 5 YEARS AGO) NOW THE LAST 5 WEEKS THEY HAVE MOVED ANOTHER CONTAINER TO THE PROPERTY LINE , BOTH CONTAINERS ARE NOT CONTAINERS FOR SHIPPING , BUT CONVERTED JOB SHACKS WITH ILLEGAL BURNING STOVES, HAZARDOUS SMOKE.

THIS SECOND BURNING STOVE IS REALLY KEEPING OUR WITH THE SMELL AND STING OF HAZARDOUS SMOKE 24/7, AND NOW ITS HAVING AN EFFECT ON MY EYES AND STOPPING ME FROM SLEEPING, FOR FEAR OF SENDERS FROM THE ILLEGAL STACK ON THE SECOND BURNER. 3/25/19 THAT NIGHT THE SMOKE STING WAS SO BAD ALL NIGHT , THEN ALL DAY SATURDAY AND SATURDAY NIGHT . I HAD TO GO TO THE EMERGENCY CLINIC SUNDAY , DUE TO HORRIBLE EYE PAIN STINGING AND CAUSING TEMPARY SITE LOSE, AND MONDAY WENT TO EYE DOCTOR, THERE IS EYE DAMAGE AND I'M ON MEDICATION,

MY ONLY CHOICE AT THIS POINT IS TO STAY IN MY HOUSE AND SUFFER THE SMOKE STING AND EYE BURNING FROM THE HAZARDOUS SMOKE, BECAUSE THE CITY OF CRAIG PLANNING AND ZONING WILL NOT INFORCE THERE OWN LAWS, IF YOU SAY THESE ARE TEMPORARY STRUCTURES AND ARE OK, THEN LETS SEE THE LICENSE, REGISTRATION , INSURANCE AND INSPECTION PAPER ON THE VAN WITH WHEELS , THAT THEY KEPT MELTING THE STACK COVER OFF, SO THEY PUT A CAST IRON SKILLET, IT'S A JOB SHACK, THEY DO WORK IN IT, IT IS BLOCKED

RECEIVED
MAR 26 2019

A 2

UP, IT HAS WALLS. THE SECOND CONTAINER, THEY HAVE BUILT WALLS ON IT AND COVERED INTO A ??????. THE STACK SMOKE GOES RIGHT INTO OUR HOUSE, I HAVE TRIED TO GET P & Z TO DO SOMETHING, AND THEY WON'T STOP IT. I TOLD THEM I WILL TAKE THE CITY OF CRAIG TO SMALL CLAIMS COURT, (THAT'S IN PROCESS NOW, FILED) . NEXT I WILL TAKE THEM TO CIVIL COURT, (WHICH I HAVE A LAW FIRM, I'M GOING TO SIGN OFF POWER OF ATTORNEY, SO THEY CAN DO WHAT THEY WANT TO YOU. FOR FREE} THIRD CRIMINAL CHARGES AGAINST YOUR DEPARTMENT. I WARNED THEM. NOW IT'S RUINING MY EYE'S , AND I HAVE TO ABANDON MY HOUSE NOW, OR GET SICKER, COMPLIMENTS CITY OF CRAIG AND THE PEAVY'S . WHO'S PAYING MY RENT WHEN I MOVE OUT OF MY HOUSE, WHO'S GOING TO PAY MY MEDICAL BILLS, I PUT MY HOUSE UP FOR SALE TO GET OUT. ASAP. WHO WILL BUY A HOUSE THAT FILLS WITH SMOKE ?

SO,,,, PLEASE WRITE ME BACK AND EXPLAIN WHY THESES PEOPLE (PEAVY'S) ARE ALLOWED TO BREAK THE SET BACK LAWS, AND MANY MORE PLANNING AND ZONING LAWS. SEE YOU IN COURT.

CC: LAW FIRM

DEC,

RECEIVED
MAR 26 2019

A

ATTACHED IS A COPY OF THE LETTER I SENT TO THE CITY OF FEBUARY 13, 2019. BECAUSE THE NEIGHBORS ON THE SOUTHEAST SIDE OF MY HOUSE, ARE BREAKING MANY CITY OF CRAIG PLANNING AND ZONING LAWS, WHICH HAS RECENTLY INCREASED WITH ANOTHER STRUCTURE RIGHT ON THE PROPERTY LINE, CAUSING HAZARDOUS SMOKE, NOISE, INDUSTRIAL WELDER ANY HOURS, AND CAUSING US A LOT OF ANXIETY OVER THE NEIGHBORS VIOLENT BEHAVIOR. I COMPLAINED 5 YEARS AGO. THE CITY DID NOTHING, THE CHEMICALS THEY BURN ARE SO HARSH, THAT IT KEEPS MELTING THE TOP OF THERE STACK, SO THEY PUT A CAST IRON SKILET, FOR A CAP. THE WIND BLOWS THE SMOKE INTO OUR HOUSE, THE NEIGHBORS KNOW IT, BUT THE CITY OF CRAIG IS WHO I BLAME FOR ALLOWING IT, NOW THEY HAVE 2 EACH STRUCTURES WITH SMOKE STACKS, DOUBLED THE SMOKE WE GET.

WHAT I WANT ? 1. IS FOR THE CITY OF CRAIG GIVE ME BACK THE 50\$ TIMES THREE PERMITS. I HAVE SUBMITTED FOR LOT 20B, EACH PERMIT BRIAN TEMPLAN CITY PLANNER WRITES IN COMMENTS SECTION. HOW IMPORTANT 10 FEET SETBACKS ARE, WHEN IN FACT, ITS FALSE, I JUST GOT TO LOOK OUT MY WINDOW. SO I REJECTED THE PERMITS, BUT NEVER GOT MY MONEY BACK.

2. I WANT A LETTER OF APOLOGY FOR THE ABOVE ACTION SIGNED BY BRIAN TEMPLAN AND JOHN BOLING, CITY LETTER HEAD. SORRY FOR DESCRIMANATION AGAINST US, BY LETTING THE NEIGHBOR, WILLFULLY BREAK THE PLANNING AND ZONING LAWS, CAUSING THE GLORES , PHYSICAL AND METAL STRESS, BEYOND A RESONABLE DOUBT

3. WHEN I PUT IN MY NEXT BUILDING PERMIT FOR LOT 20B, THE CITY WILL NOT WRITE IN THE COMMENTS SECTION HOW IMPORTANTTHE 10 FEET SETBACKS ARE. I CAN READ ALL THERE LAWS ON THE INTERNET.

4. I WANT TO SEE COPIES OF THE BUILDING PERMITS THE CITY OK'ED FOR PUTTING STRUCTURES(NOT STORAGE, WORK STRUCTURES) ON THE PROPERTY LINE AND CAUSING US PROBLEMS, AND ALLOWING THE NEIGHBORS TO POLLUTE OUR HOME. AND SHOW THERE EVIL.

WE ARE SO SERIOUS ABOUT THIS. I HAVE PUT MY HOUSE UP FOR SALE, I BUILT IT IN 1983 TO BE MY DREAM, RETIRMENT HOME, BUT NOW I MUST SELL AT A LOSS. BECAUSE THE BUYER WILL SEE THE STRUCTURES ON THE PROPERTY LINE. AND KNOW THE ANXIETY OF THE NEIGHBORS ENTITLMENT WITH THE CITY OF CRAIG. I HAVE NEVER RECEIVED ANY RESPONSE FROM THE CITY , I REFUSE TO TALK VERBAL WITH THE CITY OF CRAIG. I DO NOT TRUST THEM, THAT'S WHY I'M GOING TO THE STATE FOR JUSTICE, THERE WILL BE A FUTURE CIVIL SUIT AGAINST THE CITY OF CRAIG AFTER I SELL MY HOUSE AND MOVE, THEN IT WILL BE OVER. EXCEPT FOR THE LONG TERM HEALTH ISSUES.

LAST I ASK THAT IF THIS GOES TO TRIAL, THAT MAGISTRATE JUDGE, KAY CLARK RECLUSE HERSELF, BECAUSE LAST MONTH THE CITY OF CRAIG DID EXCUVATION WORK AND HAULING ON THERE PRIVATE PROPERTY, I DON'T KNOW OR CARE WHAT THE DEAL WAS, ITS JUST BEYOND A REASONABLE DOUBT. ISSUE.

ATTACHED: COPY OF FEBRUARY 13, 2019 LETTER, PRE SMALL CLAIMS COURT LETTER.

THE BUILDING PERMITS ARE ON CITY WEB PAGE.

THE CITY LAWS ON INTERNET

TO: CITY OF CRAIG, JOHN BOLING, BRIAN TEMPLAN, PZ BOARD,

FROM: DON GLORE, 1600 HAMILTON DR, LOT 20A & 20B.

RECEIVED
MAR 26 2019

SUBJECT: REJECT BUILDING PERMIT

REASON: THE LAST 3 BUILDING PERMITS I HAVE APPLIED FOR. I HAVE REJECTED, BECAUSE BRIAN TEMPLAN WRITES IN THE COMMENT SECTION HOW IMPORTANT IT IS TO HAVE WALLS 10 FEET AWAY FROM PROPERTY LINES. WHICH IS A CITY LAW. AND I CAN READ THE CITY PZ LAWS ON THE INTERNET. WHY? DOES HE ALWAYS PUT THE 10 FOOT SET BACK ON COMMENTS,

IT'S THE REASON I REJECT THE BUILDING PERMITS, BECAUSE THE NEIGHBOR NEXT DOOR HAS ON THE PROPERTY LINE A 40 COMMERCIAL FIFTH WHEEL TRAILER WITH WALLS, AND HAS BEEN CONVERTED TO A WORKSHOP, WITH A INDUSTRIAL WELDER, THAT THEY RUN, AT ANY HOUR, CONSTANT GRINDING, HAMMERING, AND SOME KINDA OF INCENTRATOR , THAT FILLS OUR HOUSE WITH GROSS UNBREATHABLE SMOKE, DAY OR NIGHT, REALLY BAD WHEN WE WAKE UP AND CAN'T BREATHE AT NIGHT. I INFORMED THE CITY 5 YEARS AGO ABOUT THIS, AND THEY DID NOTHING, AND THE SAME LETTER I TOLD THE CITY ABOUT GREASY ENGINE BLOCKS ON BEACH. THE CITY REMOVED THE ENGINE BLOCKS , SO THE CITY HAS BEEN TOLD. NOW THE NEIGHBORS HAVE PUT ANOTHER CONTAINER WITH WALLS. RIGHT ON THE PROPERTY LINES/WITH A STOVE BLOWING SMOKE. ONE STOVE IS BARLEY BEARABLE, 2 STOVES FILING MY HOUSE WITH SMOKE WILL MAKE MY HOUSE UN LIVABLE. IT'S NOT THERE FAULT, IT'S THE CITIES FAULT FOR ALLOWING IT TO HAPPEN, REMEMBER ON COMMENTS SECTION WHAT IT SAYS, NO WALLS WITHIN 10 FOOT OF PROPERTY LINE. IS THAT LAW ONLY FOR ME. DO THE NEIGHBORS HAVE THE RIGHT TO CONSTANTLY FILL MY HOUSE WITH HAZARDIOUS SMOKE DAY AND NIGHT. BECAUSE THE CITY ALLOWS THEM TO BE ENTITLED OR BECAUSE

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THE CITY DOES SLOPPY WORK, OR BECAUSE THE CITY DON'T CARE ABOUT PEOPLE.

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NOW THE NEIGHBORS IN THE PAST HAVE BEEN AT MY DOOR WITH EXTREME VIOLENCE, PUTTING MY FOSTER CARE CHILD IN SHOCK, AND WE DIDN'T EVEN OPEN THE DOOR, THE NEIGHBORS HAVE RAMED THE BACK OF THERE SUV INTO THE FRONT OF MY GARAGE, CAUSING WATER DAMAGE, AND BROKEN STUDS. AND DAMAGE TO THE HATCH BACK AND BUMPER ON THERE SUV, I'M TELLING YOU THIS, SO IF YOU CAUSE THEM TO STRIKE OUT AT US. I HOLD THE CITY EQUALLY RESPONSIBLE, IN ANYTHING THEY DO. THE CITY IS LETTING THEM BREAK THE LAW, AND THERE POLLUTION IS KILLING US, MRS GLORE IS NOW ON A NIGHT BREATHING MACHINE AND IS HAVING MORE PROBLEMS BREATHING, WHEN THERE SMOKE FILLS OUR HOUSE I USE A 85 MPH FAN TO CLEAR IT OUT, BUT THE RESIDUE IS STILL THERE. IT GETS IN THE FILTER OF HER BREATHING MACHINE, I KNOW WHAT WOOD SMOKE IS, AND ITS NOT WOOD SMOKE.

SO HERE'S THE PLAN 3 EACH REJECTED BUILDING PERMITS 3 X 50\$ =150\$. IS WHAT THE CITY OWES ME. AND THE NEXT BUILDING PERMIT I SUBMIT. WILL NOT HAVE THE LAW, "DON'T BUILD WALLS WITHIN 10 FOOT OF PROPERTY LINE." IF YOU DON'T PAY THE 150\$, I WILL TAKE YOU TO SMALL CLAIMS COURT, THEN I WILL HIRE A CIVIL LAW FIRM TO SUE YOU DESCRIMANATION, THEN I WILL HAVE A CRIMINAL LAW FIRM FILE CRIMINAL CHARGES AGAINST THE CITY. OR YOU CAN GIVE ME BACK THE 150\$, AND SELL ME A BUILDING PERMIT WITHOUT THE COMMENTS.

LOW CLASS CRAIG CITZEN

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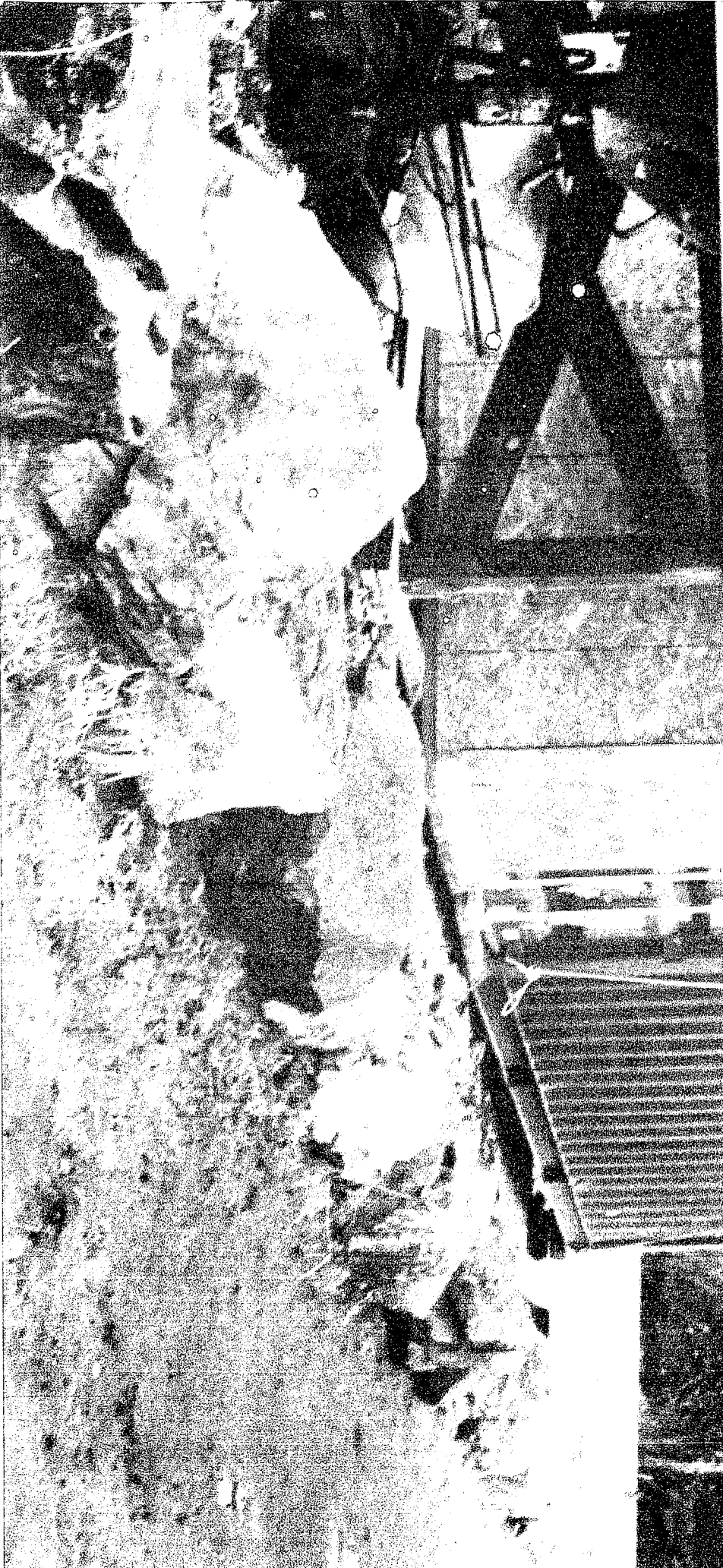
APR 1 2019

HERE COMES THE LAWYERS. LOOK AT THIS PICTURE AND TELL ME ? HOW ARE YOU GOING TO DEFEND YOURSELF. 10 FOOT SET BACKS. FIRST THERE WAS ONE WITH A BAD SMELLING STOVE STACK. NOW THERE ARE 2. IT'S ILLEGAL AND BY HAVING A 8000 SQUARE FOOT VACANT LOT AND PUTTING THESE HAZARDOUS BURNERS TO POLLUTE OUR HOUSE 24/7. IS THE CITY OF CRAIGS FAULT, THE PEAVY'S ARE ALWAYS GOING TO MEAN AND EVIL TO EVERYONE, YOU THE CITY ARE IN PARTNERSHIP WITH THEM, WHILE THEY ARE MAKING US SICK(DOCUMENTED) AND YOU STILL REFUSE TO SETTLE THIS. I TOLD YOU FIRST SMALL CLAIMS COURT(ACTIVE NOW) I HAVE 3 DIFFERENT LAW FIRMS , TAKING YOU TO CIVIL COURT, I GOT A LAW FIRM FOR EACH PROBLEM AND BY THE END OF THIS WEEK THERE WILL BE 5. THEY ARE ALL WORKING FOR FREE, I SIGN OVER POWER OF ATTORNEY TO ALL OF THEM AT ONCE, THEN LEAVE THE ISLAND FOR GOOD, I CAN'T LIVE HEALTHY IN MY HOUSE , IT'S FOR SALE , THANKS TO THE CITY OF CRAIG .

P.S. WHAT ABOUT THE HUNDREDS OF FLAME SENDERS BLOWING BETWEEN THE MY HOUSE AND THERE ILLEGAL HAZARDOUS SMOKE STACK, I CAN'T SLEEP AT NIGHT , IT'S SCARY, BUT YOU DON'T CARE. THAT'S WHY I DON'T COME TO YOU AND TALK TO YOU FACE TO FACE. BECAUSE YOU DON'T GIVE A ~~SHIT~~, JOKE, JOKE, JOKE 10 FOOT SETBACKS, SEE YOU IN COURT

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APR 1 2019

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[Faint handwritten notes]



From Don Glore + Jon Boling
Brian Templin

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APR 4 2019

NOW THE CRIMINAL PART. I TOLD YOU FIRST SMALL CLAIMS COURT, NEXT CIVIL COURT, LAWYERS X 5, AND NOW CRIMINAL. FACTS ARE IN. 100% BEYOND A REASONABLE DOUBT, THAT THE CREOSOTE, CARCINOGENIC, BENZENE, AND DIOXINS FROM THE ILLEGAL STOVE ON THE PROPERTY LINE IS WHAT IS MEDICALLY EATING HOLES IN MY EYELIDS AND HAS CAUSED TEMPORARY BLINDNESS 3 TIMES. SO TAKE A VICTORY LAP. THE CITY OF CRAIG IN PARTNERSHIP WITH MAT AND CATHEY PEAVEY ARE TORTUREING ME BY BURNING HOLES IN MY EYELIDS AND TRYING TO BLIND ME, AND NOW WE ARE FINDING OUT WHY MRS. GLORE IS HAVING LONG TERM BREATHING PROBLEMS. THE TEST SAMPLES WILL BE TURNED OVER TO THE EPA. AND FEDS. YOUR GONNA PAY ALL THE MEDICAL AND RESEARCH CHARGES, THIS EXPLAINS WHY THEY HAD TO PUT A CAST ON SKILLET ON ILLEGAL STOVE 1. BECAUSE THE SMOKE IS SO TOXIC AND EATS STEEL, NOW ILLEGAL STOVE 2, IS WORSE GETTING MORE SMOKE IN OUR HOUSE AND SOME OF THESE GASES ARE ODERLESS, BUT VERY TOXIC. THE HOME OWNERS INSURANCE IS SENDING A PERSON FROM ANCHORAGE TO PUT EYES ON THIS PROBLEM, THEY CAN'T BELIEVE THIS, AND IF THEY CONDEM MY HOUSE, THEN THEY WILL PAY FOR A APARTMENT FOR ME, I CAN'T WORK, I CAN'T MAKE A HOUSE PAYMENT AND PAY RENT. I WAS HOPING YOU WOULD STOP THE SMOKE, BUT INSTEAD YOU INCREASED IT. I'M TRYING TO KEEP YOU IN FORMED. I DON'T KNOW WHY YOU DIDN'T STOP ILLEGAL STOVE WHEN I COMPLAINED 5 YEARS AGO. AND NOW THE LONG TERM EFFECTS OF THIS WOOD SOAKED IN SALT WATER(BEACH WOOD) IS TAKING A TOLL ON OUR HEALTH,(FACT CHECK IT) AND ILLEGAL STOVE NO. 2 IS WORSE, BECAUSE OF IT'S LOCATION. I'M LOSING MY EYESIGHT, AND MY HOUSE, VERY DEPRESSING

SEE YOU CRIMINAL COURT, AFTER SMALL CLAIMS COURT AND CIVIL COURT X 5(MAYBE 7). SO MUCH FOR PLANNING AND ZONING LAWS

Don Glore 1600 Hamilton Drive



April 5, 2019

Mr. Don Glore
PO Box 337
Craig, AK 99921

Dear Mr. Glore:

The city is in receipt of several hand-delivered letters from you, the most recent of which was received April 1, 2019. The letters generally address use of the ten-foot setback area on property adjacent to your own at Lot 20A, USS 2611.

In an effort to respond to you written concerns, the attached one-page document explains how the city interprets the setback requirement for property in Craig, including the type of structure to which the setback requirement applies. Based on this document, the containers on the lot adjacent to your own are not subject to the setback requirement found in the Craig Municipal Code.

Further, the city does not have zoning authority to regulate emissions from wood stoves and fire places. The city does have limited authority to consider smoke emissions, such as when an applicant seeks to rezone property or secure a conditional use permit. However that authority does not extend to emissions of smoke typically found on a residential lot.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Bolling".

Jon Bolling
Craig City Administrator

attachment

COPY

How the city interprets the building definition as it applies to the setback standard.

Applicable Definitions from CMC 18.00.020:

“Setback” means the minimum horizontal distance between a lot line and the wall of a structure, the mean high water mark of a stream and a specific distance, or the tree line and a specifically prescribed distance. See “structure.”

“Structure” means any manmade thing constructed or erected or moved onto a lot when the use requires a fixed location on the ground or attachment to something located on the ground or is not easily moved by one person without the aid of motorized equipment; including but not limited to buildings, mobile homes, travel trailers, billboards, tanks, etc., but not including paving, decks built 30 inches or lower above grade, lawn accessories, fences six feet or under, licensed and registered vehicles in good mechanical condition operated at least on a weekly basis, and other similar things.

In general, CMC 18.005 describes minimum setbacks within each zone. All residential zones include 10’ setbacks from all property lines. Commercial and industrial zones include 10’ minimum setbacks **unless** otherwise specified by the fire marshal – if approved the setback on these properties may be reduced to 0’.

The city applies the setback requirement as described below.

1. Trailers, buildings, and decks that are built at or more than 30” above grade must conform to the minimum setback (the distance from the wall or edge of deck). Walls or decks can only encroach if a variance is issued by the planning commission. Decks that are landings for stairs may encroach into the setback with approval of a conditional use permit by the planning commission.
2. Carports, roof eaves, and overhangs may be constructed right up to the property line provided that no walls or decks built above 30” from grade placed within the setback.
3. Vehicles and containers on chassis are not regulated under this section (except that vehicles should be in good mechanical condition) unless specifically being used as a mobile home (generally in mobile home parks). Vehicles should be in good mechanical condition as described in the definition of structure but containers on chassis or non-motorized trailers not being used as dwelling units are not regulated under the setback requirements.
4. Containers are often placed on properties for a variety of purposes. When an applicant includes a container as part of a building permit application, the city generally requires that it meet the setback if the intended use is permanent, if a concrete foundation is used, if a roof connecting multiple containers is built, or other improvements are made to containers that subjectively make it more like a structure than a container. The container may also be subject to the setback if some other condition of the container or connection to a fixed point on the ground subjectively makes it more like a structure.

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MOTHER EARTH NEWS

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APR 8 2019

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APR 8 2019

Is It Safe to Burn Driftwood in a Stove?

Burning driftwood in a stove produces dioxin, a hazardous pollutant. Here's why that happens, and what you should know.

<https://www.motherearthnews.com/homesteading-and-livestock/driftwood-and-wood-stove>

By John Gulland

My son-in-law and I were discussing wood burned in traditional cordwood stoves and he said that the instructions with his stove said most emphatically NOT to use driftwood. Any reason why?

The reason not to burn driftwood is that when organics such as wood are burned in the presence of chlorides, dioxin is created in the flue gas. Dioxin is referred to as a persistent, bioaccumulating toxin, meaning it doesn't decompose, and it builds up in the tissues of the organisms that ingest it. Specifically it can concentrate in mother's milk. It has been associated with various cancers.

Chemically, salt is sodium chloride, so salt-water driftwood is a big source of dioxin when burned. Other sources include the burning of plastics like PVC — poly vinyl chloride. There have been major efforts to ban the burning of salt impregnated wood along the coast of British Columbia. The forest industry would float logs down the coast to the big sawmills, then they would burn the resulting scrap in teepee burners. The dioxin emissions were spectacular. The risk of dioxin emissions when plastics are burned is one big reason why disposing of trash in burn barrels is also strongly discouraged. The dioxin story goes to show that some things about wood heating are not intuitive at all.

— John Gulland, contributing editor and co-host of www.woodheat.org
(<http://www.woodheat.org/>)

ATTENTION; THE RED CONTAINER WITH WOODED WALLS AND A SMOKE STACK, AT 1602 HAMILTON DRIVE, IS BURNING SALT SOAKED FIREWOOD, FOR THE PAST 10 WEEKS, SPREADING THIS HAZARDOUS GASES ALL OVER THE NEIGHBORHOOD. THE PLUME OF GREY-BLUE GASES HAS BEEN SEEN MANY TIMES IN RALPH JAMES PARK AND COULD POSSIBLY BE CONTAMINATING EVERYTHING IN THE PARK WITH DIOXIN, MOST TOXIC CHEMICAL KNOWN TO SCIENCE. BENZENE, CREOSOTE, AND CARCINOGENICS INCLUDED. FACT CHECK IT YOURSELF

Don Gloke 907-401-3130

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APR 11 2019

I JUST DON'T THINK YOUR GETTING IT. IF THEY WERE FILING MY HOUSE DAY AND NIGHT WITH FIREWOOD SMOKE, IT WOULD JUST STINK UP OUR HOUSE. THERE BURNING SALT SOAKED WOOD, I KNOW THERES NO LAW AGAINST IT. BUT THAT DOESN'T STOP IT FROM BEING THE MOST TOXIC GAS TO SCIENCE. IT'S MAKING US SICK DAY AND NIGHT IT'S A GAS! IT DOESN'T WORK LIKE SMOKE. ITs MAKING US SICK. DO YOU EXPECT US JUST SIT HERE AND GET SICKER AND SICKER, BECAUSE YOUR COVER FOR YOUR FRIEND. TWISTING THE STRUCTURE LAW BURNING EYELIDS AND BLURED VISION. THAT'S THE FIRST SYSTEMS, WHAT WOULD YOU DO ! IM PANACKING I DON'T WANNA BE BLIND. NOBODY IS BULLET PROOF FROM THESE TOXINS AND THERE COVERING THE WHOLE AREA, IT NEVER GOES AWAY. I GUESS IT'S NOT GETTING IN YOUR HOUSE.. IF THEY WERE JUST BURNING WOOD , I WOULD' NT SAY A WORD, BE KILLER GASES AND THE PAIN, I CAN'T SHUT UP, IT CAUSES CANCER, DIOXINS ONLY PURPOSE. I'M WARNING THE NEIGHBORS, IT'S A FACT,BURN SALT WOOD , MAKE KILLER TOXIC GASES(NOT SMOKE), THAT BUILDS UP MORE AND MORE FACT CHECK IT YOURSELF

10 FOOT SET BACKS, WHEN YOU WRITE IN ABOUT SETBACKS IN THE COMMENTS SECTION, WHY DON'T YOU WRITE IT ALL IN, EVERYTHING ABOUT SET BACKS. ONE SENTENCE LOOKS LIKE YOUR NOT SUPPOSED TO PUT ANYTHING, IT LOOKS LIKE WHEN THEY TOOK A WORN OUT, UNUSABLE 30 VAN AND PARKED IT ON THE PROPERTY LINE, BLOCKED UP WITH WOOD BLOCKING, CONVERTED INTO A WORK SHOP, IS A STRUCTURE, IF THEY KEPT IT INSURED, UPDATED TAGS AND INSPECTED, UNBLOCKED, READY TO HAUL, THEN IT WOULD BE A TRAILER VAN, BUT NOW ITS A WORKSHOP WITH WALLS, NEXT WHEN YOU PUT A 20 FOOT CONTAINER ON THE GROUND, BLOCK IT WITH WOOD BLOCKING. FOR ANY OTHER PROPOSE THAN STORAGE OR SHIPPING, THEN BUILD

WOODEN WALLS ON THE END LESS THAN 6 FOOT FROM THE WORKSHOP, PUT A WOOD STOVE IN IT CALL IT A KILN, THAN IT'S A STRUTURE WITH WALLS, IT COULD NEVER BE A CONTAINER AGAIN, IT'S CONTAMATED, WITH DIOXINS AND OTHER TOXIC CHEMICALS.

BUT YOU ARE RIGHT ALWAYS, YOU TWIST YOUR LAWS FOR YOUR FRIENDS. MAYBE WITH SILVER TONGUE LAWYERS THEY COULD ARGUE YOUR GREY AREA, AND I'VE TALKED TO THEM. I GO ALL OUT ON EVERYTHING, BUT I DISLIKE LAWYERS ,JUST A LITTLE BIT MORE THEN YOU. AND I GOT MONEY, AND IF YOU DON'T CARE IF THERE GASING PEOPLE, CHILDREN, ANIMALS, AND TERRIAN. SEE YOU IN SMALL CLAIMS COURT, I STILL WANT TO PUT IN A FOR BUILDING PERMIT AND GET IT WITH NOTHING WRITTEN IN THE COMMENTS. AND MY 100 BUCKS OR 2 EACH CREDITS FOR PERMITS, BACK FROM THE OTHER 2 PAST BUILDING PERMITS. THAT HAD FALSE COMMENTS THEN ITS OVER. AND NOW I KNOW , IN THE CITY OF CRAIG, ITS LEGAL TO GAS YOUR NEIGHBOR WITH DIOXIN GASES. SO TELL ME HOW TO SELL MY HOUSE WITH TOXIC GASES MAKING US SICK 24/7, I LEAVING THIS TOWN ASAP. A TOWN THAT GASES PEOPLE WITH TOXIC CHEMICALS

P.S. I JUST PUT MY 85 MILE PER HOUR FAN ON MY ROOF , BLOWING THERE TOXIC GASES , RIGHT BACK AT THEM, AND MY HOUSE IS CLEAR, STILL KILLING THE REST OF THE HOOD, BUT WHO CARES. IT'S NOT EFFECTING YOU. WHO PUTS A 85MPH FAN ON THERE ROOF 24/7. SOMEBODY TRYING STAY ALIVE AND SAFE FROM THE "THE MOST TOXIC CHEMICAL KNOWN TO SCIENCE". MAKING THEM SICK. SO YOU THINK I SHOULD JUST SIT AND LET THIS TOXIC GAS MAKE US SICKER EVERYDAY. BECAUSE YOUR COVERING FOR YOUR BEST FRIENDS. WHAT A SACRIFACE YOU EXCEPT FROM US. AND NOW I'M FLEEING THIS TOWN ASAP.

AGAIN I CAN'T BELIEVE YOUR LETTING THIS TOXIC GASES BE SPREAD IN THE NEIGHBORHOOD, WHAT ARE YOU GOING TO SAY WHEN THERE KIDS START GETTING SICK, NOBODIES BULLET PROOF FROM THESE GASES, I'M ON THE FRONT LINE AND WE ARE GETTING SICK FIRST. IT'S THE MOST HORRIBLE THING I EVER SEEN, PLEASE TELL ME HOW TO SELL MY HOUSE FILLED WITH TOXIC GASES ALL DAY EVERY DAY. I WANT OUT OF HERE. IF YOU SEE ME IN PUBLIC, NEVER TALK TO ME, STAY BACK I DON'T LIKE CITY HALL PEOPLE. THEY KILL PEOPLE WITH THE MOST TOXIC CHEMICAL KNOWN TO SCIENCE. FOR THERE FRIENDS SAKE.

"SETBACK" MEANS THE MINIMUM HORIZONTAL DISTANCE BETWEEN A LOT LINE AND THE WALL OF A STRUCTURE," WHEN I WALK DOWN MY LOT LINE , ON PEAVY'S SIDE, I SEE WALL A ON BLOCKED STRUCTURES, WITH NO BUILDING PERMITS EXPLAINING THE PURPOSE. LENTH OF TIME IT'S GOING TO BE THERE, THERE PURPOSE FOR GASING THE NEIGHBOR WITH TOXIC GASES. AND WHY THE CITY IS NOT TELLING PEOPLE THAT THERE ARE TOXIC GASES THAT NEVER GO AWAY, CAUSE CANCER. AND SICKNESS, WHY DON'T YOU INFORM THE PEOPLE YOU ARE GASING?

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MAR 27 2019

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TO: PLANNING AND ZONING BOARD, CITY OF CRAIG
FROM: DON GLORE 1600 HAMILTON DRIVE,
SUBJECT, 10 FOOT SETBACKS

FOR THE PAST FIVE YEARS THE NEIGHBORS ON THE SOUTHEAST SIDE OF MY HOUSE, HAVE HAD A 30 FOOT FIFTH WHEEL TRAILER. CONVERTED TO A JOB SHACK WITH A ILLEGAL BURNING STOVE THAT PUT THE HAZARDOUS SMOKE INTO OUR HOUSE,(I COMPLAINED WITH A LETTER I SENT 5 YEARS AGO) NOW THE LAST 5 WEEKS THEY HAVE MOVED ANOTHER CONTAINER TO THE PROPERTY LINE , BOTH CONTAINERS ARE NOT CONTAINERS FOR SHIPPING , BUT CONVERTED JOB SHACKS WITH ILLEGAL BURNING STOVES, HAZARDOUS SMOKE.

THIS SECOND BURNING STOVE IS REALLY KEEPING OUR WITH THE SMELL AND STING OF HAZARDOUS SMOKE 24/7, AND NOW ITS HAVING AN EFFECT ON MY EYES AND STOPPING ME FROM SLEEPING, FOR FEAR OF SENDERS FROM THE ILLEGAL STACK ON THE SECOND BURNER. 3/25/19 THAT NIGHT THE SMOKE STING WAS SO BAD ALL NIGHT , THEN ALL DAY SATURDAY AND SATURDAY NIGHT . I HAD TO GO TO THE EMERGENCY CLINIC SUNDAY , DUE TO HORRIBLE EYE PAIN STINGING AND CAUSING TEMPARY SITE LOSE, AND MONDAY WENT TO EYE DOCTOR, THERE IS EYE DAMAGE AND I'M ON MEDICATION,

MY ONLY CHOICE AT THIS POINT IS TO STAY IN MY HOUSE AND SUFFER THE SMOKE STING AND EYE BURNING FROM THE HAZARDOUS SMOKE, BECAUSE THE CITY OF CRAIG PLANNING AND ZONING WILL NOT INFORCE THERE OWN LAWS, IF YOU SAY THESE ARE TEMPORARY STRUCTURES AND ARE OK, THEN LETS SEE THE LICENSE, REGISTRATION , INSURANCE AND INSPECTION PAPER ON THE VAN WITH WHEELS , THAT THEY KEPT MELTING THE STACK COVER OFF, SO THEY PUT A CAST IRON SKILLET, IT'S A JOB SHACK, THEY DO WORK IN IT, IT IS BLOCKED

UP, IT HAS WALLS. THE SECOND CONTAINER, THEY HAVE BUILT WALLS ON IT AND COVERED INTO A ??????. THE STACK SMOKE GOES RIGHT INTO OUR HOUSE, I HAVE TRIED TO GET P & Z TO DO SOMETHING, AND THEY WON'T STOP IT. I TOLD THEM I WILL TAKE THE CITY OF CRAIG TO SMALL CLAIMS COURT, (THAT'S IN PROCESS NOW, FILED) . NEXT I WILL TAKE THEM TO CIVIL COURT, (WHICH I HAVE A LAW FIRM, I'M GOING TO SIGN OFF POWER OF ATTORNEY, SO THEY CAN DO WHAT THEY WANT TO YOU. FOR FREE} THIRD CRIMINAL CHARGES AGAINST YOUR DEPARTMENT. I WARNED THEM. NOW IT'S RUINING MY EYE'S , AND I HAVE TO ABANDON MY HOUSE NOW, OR GET SICKER, COMPLIMENTS CITY OF CRAIG AND THE PEAVY'S . WHO'S PAYING MY RENT WHEN I MOVE OUT OF MY HOUSE, WHO'S GOING TO PAY MY MEDICAL BILLS, I PUT MY HOUSE UP FOR SALE TO GET OUT. ASAP. WHO WILL BUY A HOUSE THAT FILLS WITH SMOKE ?

SO,,,,, PLEASE WRITE ME BACK AND EXPLAIN WHY THESES PEOPLE (PEAVY'S) ARE ALLOWED TO BREAK THE SET BACK LAWS, AND MANY MORE PLANNING AND ZONING LAWS. SEE YOU IN COURT.

CC: LAW FIRM

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MAR 27 2019

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TO: CITY OF CRAIG, JOHN BOLING, BRIAN TEMPLAN, PZ BOARD,

FROM: DON GLORE, 1600 HAMITON DR, LOT 20A & 20B.

SUBJECT: REJECT BUILDING PERMIT

REASON: THE LAST 3 BUILDING PERMITS I HAVE APPLIED FOR. I HAVE REJECTED, BECAUSE BRIAN TERMPPLAN WRITES IN THE COMMENT SECTION HOW IMPORTANT IT IS TO HAVE WALLS 10 FEET AWAY FROM PROPERTY LINES. WHICH IS A CITY LAW. AND I CAN READ THE CITY PZ LAWS ON THE INTERNET. WHY? DOES HE ALWAYS PUT THE 10 FOOT SET BACK ON COMMENTS,

IT'S THE REASON I REJECT THE BUILDING PERMITS, BECAUSE THE NEIGHBOR NEXT DOOR HAS ON THE PROPERTY LINE A 40 COMMERCIAL FIFTH WHEEL TRAILER WITH WALLS, AND HAS BEEN CONVERTED TO A WORKSHOP, WITH A INDUSTRIAL WELDER, THAT THEY RUN, AT ANY HOUR, CONSTANT GRINGING, HAMMERING, AND SOME KINDA OF INCENTRATOR , THAT FILLS OUR HOUSE WITH GROSS UNBREATHABLE SMOKE, DAY OR NIGHT, REALLY BAD WHEN WE WAKE UP AND CAN'T BREATH AT NIGHT. I INFORMED THE CITY 5 YEARS AGO ABOUT THIS, AND THEY DID NOTHING, AND THE SAME LETTER I TOLD THE CITY ABOUT GREASY ENGINE BLOCKS ON BEACH. THE CITY REMOVED THE ENGINE BLOCKS , SO THE CITY HAS BEEN TOLD. NOW THE NEIGHBORS HAVE PUT ANOTHER CONTAINER WITH WALLS. RIGHT ON THE PROPERTY LINES/WITH A STOVE BLOWING SMOKE. ONE STOVE IS BARLEY BEARABLE, 2 STOVES FILING MY HOUSE WITH SMOKE WILL MAKE MY HOUSE UN LIVABLE. IT'S NOT THERE FAULT, IT'S THE CITIES FAULT FOR ALLOWING IT TO HAPPEN, REMEMBER ON COMMENTS SECTION WHAT IT SAYS, NO WALLS WITHIN 10 FOOT OF PROPERTY LINE. IS THAT LAW ONLY FOR ME. DO THE NEIGHBORS HAVE THE RIGHT TO CONSTANTLY FILL MY HOUSE WITH HAZARDIOUS SMOKE DAY AND NIGHT. BECAUSE THE CITY ALLOWS THEM TO BE ENTITLED OR BECAUSE

THE CITY DOES SLOPPY WORK, OR BECAUSE THE CITY DON'T CARE ABOUT PEOPLE.

NOW THE NEIGHBORS IN THE PAST HAVE BEEN AT MY DOOR WITH EXTREME VIOLENCE, PUTTING MY FOSTER CARE CHILD IN SHOCK, AND WE DIDN'T EVEN OPEN THE DOOR, THE NEIGHBORS HAVE RAMED THE BACK OF THERE SUV INTO THE FRONT OF MY GARAGE, CAUSING WATER DAMAGE, AND BROKEN STUDS. AND DAMAGE TO THE HATCH BACK AND BUMPER ON THERE SUV, I'M TELLING YOU THIS, SO IF YOU CAUSE THEM TO STRIKE OUT AT US. I HOLD THE CITY EQUALLY RESPONSIBLE, IN ANYTHING THEY DO. THE CITY IS LETTING THEM BREAK THE LAW, AND THERE POLLUTION IS KILLING US, MRS GLORE IS NOW ON A NIGHT BREATHING MACHINE AND IS HAVING MORE PROBLEMS BREATHING, WHEN THERE SMOKE FILLS OUR HOUSE I USE A 85 MPH FAN TO CLEAR IT OUT, BUT THE RESIDUE IS STILL THERE. IT GETS IN THE FILTER OF HER BREATHING MACHINE, I KNOW WHAT WOOD SMOKE IS, AND ITS NOT WOOD SMOKE.

SO HERE'S THE PLAN 3 EACH REJECTED BUILDING PERMITS 3 X 50\$ =150\$. IS WHAT THE CITY OWES ME. AND THE NEXT BUILDING PERMIT I SUBMIT. WILL NOT HAVE THE LAW, "DON'T BUILD WALLS WITHIN 10 FOOT OF PROPERTY LINE." IF YOU DON'T PAY THE 150\$, I WILL TAKE YOU TO SMALL CLAIMS COURT, THEN I WILL HIRE A CIVIL LAW FIRM TO SUE YOU DESCRIMANATION, THEN I WILL HAVE A CRIMINAL LAW FIRM FILE CRIMINAL CHARGES AGAINST THE CITY. OR YOU CAN GIVE ME BACK THE 150\$, AND SELL ME A BUILDING PERMIT WITHOUT THE COMMENTS.

LOW CLASS CRAIG CITZEN

RECEIVED
MAR 27 2019

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ATTACHED IS A COPY OF THE LETTER I SENT TO THE CITY OF FEBUARY 13, 2019. BECAUSE THE NEIGHBORS ON THE SOUTHEAST SIDE OF MY HOUSE, ARE BREAKING MANY CITY OF CRAIG PLANNING AND ZONING LAWS, WHICH HAS RECENTLY INCREASED WITH ANOTHER STRUCTURE RIGHT ON THE PROPERTY LINE, CAUSING HAZARDOUS SMOKE, NOISE, INDUSTRIAL WELDER ANY HOURS, AND CAUSING US A LOT OF ANXIETY OVER THE NEIGHBORS VIOLENT BEHAVIOR. I COMPLAINED 5 YEARS AGO. THE CITY DID NOTHING, THE CHEMICALS THEY BURN ARE SO HARSH, THAT IT KEEPS MELTING THE TOP OF THERE STACK, SO THEY PUT A CAST IRON SKILET, FOR A CAP. THE WIND BLOWS THE SMOKE INTO OUR HOUSE, THE NEIGHBORS KNOW IT, BUT THE CITY OF CRAIG IS WHO I BLAME FOR ALLOWING IT, NOW THEY HAVE 2 EACH STRUCTURES WITH SMOKE STACKS, DOUBLED THE SMOKE WE GET.

WHAT I WANT ? 1. IS FOR THE CITY OF CRAIG GIVE ME BACK THE 50\$ TIMES THREE PERMITS. I HAVE SUBMITTED FOR LOT 20B, EACH PERMIT BRIAN TEMPLAN CITY PLANNER WRITES IN COMMENTS SECTION. HOW IMPORTANT 10 FEET SETBACKS ARE, WHEN IN FACT, ITS FALSE, I JUST GOT TO LOOK OUT MY WINDOW. SO I REJECTED THE PERMITS, BUT NEVER GOT MY MONEY BACK.

2. I WANT A LETTER OF APOLOGY FOR THE ABOVE ACTION SIGNED BY BRIAN TEMPLAN AND JOHN BOLING, CITY LETTER HEAD. SORRY FOR DESCRIMANATION AGAINST US, BY LETTING THE NEIGHBOR, WILLFULLY BREAK THE PLANNING AND ZONING LAWS, CAUSING THE GLORES , PHYSICAL AND METAL STRESS, BEYOND A RESONABLE DOUBT

3. WHEN I PUT IN MY NEXT BUILDING PERMIT FOR LOT 20B, THE CITY WILL NOT WRITE IN THE COMMENTS SECTION HOW IMPORTANTTHE 10 FEET SETBACKS ARE. I CAN READ ALL THERE LAWS ON THE INTERNET.

4. I WANT TO SEE COPIES OF THE BUILDING PERMITS THE CITY OK'ED FOR PUTTING STRUCTURES(NOT STORAGE, WORK STRUCTURES) ON THE PROPERTY LINE AND CAUSING US PROBLEMS, AND ALLOWING THE NEIGHBORS TO POLLUTE OUR HOME. AND SHOW THERE EVIL.

WE ARE SO SERIOUS ABOUT THIS. I HAVE PUT MY HOUSE UP FOR SALE, I BUILT IT IN 1983 TO BE MY DREAM, RETIRMENT HOME, BUT NOW I MUST SELL AT A LOSS. BECAUSE THE BUYER WILL SEE THE STRUCTURES ON THE PROPERTY LINE. AND KNOW THE ANXIETY OF THE NEIGHBORS ENTITLMENT WITH THE CITY OF CRAIG. I HAVE NEVER RECEIVED ANY RESPONSE FROM THE CITY , I REFUSE TO TALK VERBAL WITH THE CITY OF CRAIG. I DO NOT TRUST THEM, THAT'S WHY I'M GOING TO THE STATE FOR JUSTICE, THERE WILL BE A FUTURE CIVIL SUIT AGAINST THE CITY OF CRAIG AFTER I SELL MY HOUSE AND MOVE, THEN IT WILL BE OVER. EXCEPT FOR THE LONG TERM HEALTH ISSUES.

LAST I ASK THAT IF THIS GOES TO TRIAL, THAT MAGISTRATE JUDGE, KAY CLARK RECLUSE HERSELF, BECAUSE LAST MONTH THE CITY OF CRAIG DID EXCUVATION WORK AND HAULING ON THERE PRIVATE PROPERTY, I DON'T KNOW OR CARE WHAT THE DEAL WAS, ITS JUST BEYOND A REASONABLE DOUBT. ISSUE.

ATTACHED: COPY OF FEBRUARY 13, 2019 LETTER, PRE SMALL CLAIMS COURT LETTER.

THE BUILDING PERMITS ARE ON CITY WEB PAGE.

THE CITY LAWS ON INTERNET

RECEIVED
MAR 27 2019

IN THE DISTRICT COURT FOR THE STATE OF ALASKA AT Prince of Wales

Donald Glore

Plaintiff(s)

vs.

City of CRAIG

Defendant(s)

Filed in the Trial Court
State of Alaska First District
at Prince of Wales

FEB 26 2019

CASE NO. 1PW-19-3 SC

COMPLAINT

Plaintiff is a corporation that has paid its taxes due the state and filed its required reports.
 is not a corporation.

Defendant is indebted to the plaintiff in the principal amount of \$ 150.00
plus interest and court costs as a result of

Attached Copy A

which occurred at or near _____, Alaska, on
or about Starting 2012 to date 2/26/2019
(month/day/year)

Plaintiff has demanded relief from the defendant, but defendant has failed to comply. Plaintiff requests small claims procedure, gives up the right to a jury trial and formal procedure in this case, and waives all of this claim which exceeds \$10,000. If the court enters an order applying the formal Rules of Civil Procedure rather than the Small Claims Rules to this action, this waiver will be null and void. This action is filed at a court which will not cause unnecessary expense or inconvenience to the defendant and is the court nearest to: (Check applicable boxes.)

- the residence or place of employment of defendant.
- where personal injury or property damage occurred.
- where the defendant does or solicits business.

Donald R Glore

Print Name and Title (if applicable)

Donald R Glore

2/26/2019

Date

Plaintiff (Signature)

Filing Fee R# 1612342 \$50.00 P.O.B 337
Pro Svr Ast \$65.00

Craig AK 99921

Mailing Address	City	State	ZIP
<u>907 401-3130</u>	<u>Craig</u>	<u>AK</u>	<u>99921</u>
Home Phone	Work Phone		

Instructions: If you are filing documents supporting your claim (for example: promissory notes, checks, receipts, bills), you must also attach a copy of each document for each defendant.

SC-1 (5/12)(st.3)
COMPLAINT

Dist. Ct. Civ. R. 10(a) and 12(a)
AS 22.15.040

RECEIVED
APR 18 2019

FROM DON GLORE, GOT YOUR LETTER , SO NEIGHBORS ARE STILL POLLUTING THE NEIGHBOR WITH THERE HOME WOODSTOVE, STILL BURNING SALT WOOD AND SPREADING DIOXIN ALL OVER THE NEIGHBORHOOD. EVER HEARD OF THIS P & Z MUNICIPAL CODE 18.02.120, C 4. PROTECT PUBLIC HEALTH AND GENERAL WELFARE, SO NOW MY HOUSE IS JUST FILLED WITH EVERYDAY WOOD SMOKE, SO HOW DO I SELL MY HOUSE AND GET AWAY FROM THE PEAVY'S , JON BOLING AND BRIAN TEMPLIN , ALREADY DROPPED THE PRICE 100k,I GOT 4 FANS ON MY ROOF RUNNING 24/7. BECAUSE THE CITY WON'T PROTECT PUBLIC HEALTH, I JUST WANT TO GET AWAY FROM THESE PEOPLE NOW. BUT MY HOUSE IS FULL OF SMOKE SMELL AND EYE STINGING, ASK MRS, GLORE, SHE GOES TO WORK WITH STINGING EYE'S AND IT STOPS AFTER AN HOUR AT SCHOOL AND COMES BACK WHEN SHE GETS HOME, BUT ITS OK NOW, BECAUSE ITS JUST SMOKE, NO CANCER CHEMICALS, THANKS, WHY DON'T YOU ADMIT THERE'S 2 SET OF CODES, FOR THE PEOPLE OF CRAIG, YOU ALWAYS PROTECT YOUR FRIEND

I'VE WORKED IN CONSTRUCTION ALL MY LIFE, WHEN YOU LEVEL THE GROUND,PUT DOWN BLOCKING, BUILD A FRAME, PUT FLOOR STUDS IN THE FRAME, DECK IT WITH PLYWOOD, BUILD WALLS WITH 2 X4 'S, COVER WITH PLYWOOD, PUT ON ROOF STUDS AND COVER WITH PLYWOOD, IS A ""STRUCTURE", NO DOUBT, AND IT'S LESS THAN 6 FEET AWAY FROM THE OTHER BLOCKED ""STRUCTURE"" AND WHEN I LOOK AT THIS ALL I SEE IS WALLS, WOODEN,METAL, THEY ARE WALLS, (REREAD YOUR DEFINATION OF STRUCTURE) ERECTED, WITHIN 10 FEET OF A PROPERTY LINE, WITH NO BUILDING PERMITS, HOW MANY MUNICIPAL CODES CAN THEY BREAK AND JON BOLING AND BRAIN TEMPLIN SAYS IT'S OK . WHY DO YOU EVEN HAVE CODES, THESE ARE DECILLEGAL STOVES IN BOTH PERMANENT STRUCTURES ON THE PROPERTY LINES, ""STRUCTURE"" 'S BLOCKED SOLID TO THE GROUND, SEE IT.

CITY OF CRAIG MEMORANDUM

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: April 18, 2019
RE: Craig Cannery Site Development – Building Disposition Hearing and Discussion

In February Staff conducted a joint workshop with the planning commission and city council to discuss the history, current status, and next steps in the development of the Craig Cannery Site property. At the workshop it was outlined that the planning commission would act as the lead body to take public comment, hold discussion, and make recommendations to the city council on a variety of issues including:

- Disposition of buildings and other improvements currently on the site
- Layout of roads and utilities
- Land use and zoning
- Development of parcels for city and private development

At the March 28, 2019 meeting the planning commission took comments and had some discussion related to the buildings and the harbor on the site. The discussion is summarized in the meeting minutes for that meeting.

The planning commission had a number of questions about how best to proceed with the discussion. Chair Zellhuber has suggested that talking about buildings one by one might be the best way to work through the site.

Due to other commitments I have not had time to prepare detailed information for the planning commission's April 25th meeting.

At the April 25th meeting the planning commission should take any additional public comments. I will prepare additional information for the commission's May 23rd meeting to include a discussion on specific buildings and a general drawing of the site showing street projections (1st Street, 2nd Street, and Water Street) and existing buildings to help with the discussion.

There is no formal action to take at the April 25th meeting.

CITY OF CRAIG MEMORANDUM

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: April 18, 2019
RE: Skateboard Park – Site Analysis

At the February 28, 2019 Planning Commission meeting the commission looked at a number of potential sites for placement of a new skateboard park.

After taking public comment on the potential sites the commission asked that more information be brought back on the site on East Hamilton and the site on Spruce Street for further discussion at the March 28, 2019 meeting.

At the March 28th meeting the commission took additional comments and determined that the two sites being considered both had advantages and disadvantages. The commission did not have a clear preference and asked staff to develop a recommendation on how to proceed.

Since both sites have some distinct advantages and disadvantages it would be helpful for the commission to direct formation of a working group to draw up concepts for both sites to see what style and size of park will work best. This will provide some additional information for the planning commission to make a recommendation to the city council on a preferred site.

At the April 25th planning commission meeting the commission should take any additional public comment on the sites and direct staff to solicit volunteers (preferably potential park users) to work on concept designs for both sites with the goal of providing additional direction to the planning commission.

The working group should consist of 4 – 5 people and should include the City Planner and at least one planning commissioner. The group should work on some concepts and provide information to the commission by June or July of this year.

Recommendation: Direct staff to solicit for volunteers for a skatepark design working group.

Additional Recommendation: One or more planning commissioners should volunteer to participate in the planning group.

**CITY OF CRAIG
MEMORANDUM**

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: April 18, 2019
RE: Stairs and Landing Definition Discussion (Continued)

In 2015 the Craig City Council adopted Ordinance 676 which added “Stairs and Landings Built Within Property Setbacks” as a conditional use in residential zones.

A recent conditional use permit application for this use was submitted to the planning commission for review. The commission felt that the application was potentially more of a deck than a landing due to its size and proximity to the stairway. The commission passed the use permit but requested some research and further discussion about defining “stairs and landings”.

Staff reported at the February 28, 2019 commission meeting that no similar definition had been found in other municipal or building codes. Per the commissions direction staff prepared a draft definition for the March 28, 2019 meeting. There were a couple of minor changes and the commission asked for an updated definition at the next meeting.

Updated Draft Definition for “Landing”

For the purpose of this section, landing means that area of a deck, stoop, landing, porch, or similar structure which is immediately adjacent to the top stair tread and extends to an area no more than six feet (6’) in any direction from the edge of the stair tread. No fixtures (including but not limited to benches or planters) shall be permanently affixed to any landing that encroaches into the setbacks.

The planning commission should discuss the draft definition and make changes as necessary. If the commission adopts a definition it can be held as an interpretation until such time that it is adopted in municipal code.