

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of April 22, 2021

Roll Call

Sharilyn Zellhuber (chair), John Moots, Kevin McDonald, and Barbara Stanley were present.

Approval of Minutes

1. March 25, 2021 Minutes. A motion was made and seconded to approve the minutes of the March 25, 2021 meeting.

MOTION TO APPROVE

MOOTS/MCDONALD

APPROVED

Public Comment

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

Public Hearing and New Business

1. PC Resolution 593-21, Replat of USS 1429 Tract E, Sunset Replat. Brian reported that Shaan Seet Inc. had submitted a related replat and rezoning for Tract E and F, the area across Main Street from the Shaan Seet office building. Brian reported that Shaan Seet had rezoned Tract E from commercial to high density residential in 2013 and had gotten preliminary approval for a replat, but did not submit a final plat before the preliminary replat expired. There were some differences between the 2013 replat and the current replat, but the end goal was the same, to subdivide the tract for development of duplexes. Brian said this would be done in conjunction with the rezoning of Tract F to residential high density for an additional duplex.

There was some discussion on the number of duplexes and timing of the removal of the storage shed on Tract F.

Brian said that he had reviewed a couple of drafts and that Shaan Seet's surveyor had made all of the recommended changes prior to submission to the planning commission. Brian didn't have any additional comments or changes to the plat.

A motion was made and seconded to approve PC Resolution 593-21, Replat of USS 1429, Tract E.

MOTION TO APPROVE

STANLEY/MOOTS

APPROVED

2. PC Resolution 594-21, Rezone Tract F, USS 1429 from Commercial to Residential – High Density. Brian said that this rezoning would allow for an additional duplex as part of Shaan-Seet's proposed project.

There was some discussion about the availability of commercial land and Shaan Seet's plan for the storage building.

A motion was made and seconded to approve PC Resolution 594-21, Rezone Tract F, USS 1429 from commercial to Residential – High Density.

MOTION TO APPROVE

MOOTS/MCDONALD

APPROVED

Old Business

1. Cannery Site Zoning Discussion. Brian provided a memo and a draft zoning document for the planning commission to discuss. At the previous meeting the planning commission decided to discuss sections A – G of the draft document (dated April 22, 2021) at the April 22nd meeting.

The planning commission had a discussion about the general historical uses of the property and the buildings. Generally the planning commission wanted to see uses that generated year round activity, extensive pedestrian/walkability improvements, retaining the use of the web loft, limited vehicle traffic, and reference to as much historical usage of the cannery as possible. With these overarching concepts in mind the commission discussed specific uses and development standards in the draft code.

The commission discussed the list of permitted uses and made several changes.

- Remove items 2, 3, and 11 since they are duplicated or could be included in other items in the list.
- Remove “storage yards” from item 4.
- Edit item 12 to read “Retail Sales, Rentals, Repair, and Maintenance*” and delete the rest of the description.
- Delete “Hospital Complex Facilities” from item 13 and move the remainder to the list of Conditional Uses.
- Move item 20 to the list of Conditional Uses.

The commission discussed the list of conditional uses and made the following changes:

- Add items 13 and 20 (as modified) from the list of permitted uses.
- Add the language “accessory to a permitted use” to the end of item 17.

The commission did not make any changes to the proposed prohibited uses, setbacks, height, sign, fences/walls/hedges, or visibility at intersections sections. The commission had some discussion about parking and decided that there may be some changes to the parking requirements to make use of common parking and reduce the individual parking requirements. This would help with overall pedestrian use and consolidate parking on the site. No change was made at the meeting, but the commission decided that they would look at some options later.

The commission generally discussed the next sections of the code for further discussion at the May 27, 2021 meeting. The commission wanted to look at options for the "Design Review Board" and potentially move it into a separate section. Brian told the commission that he had found several different formats of who acted in this capacity in other communities and would bring some discussion back to the commission.

The commission wanted to talk about the Design, Alteration and Construction Guidelines at the next meeting. Brian said he would bring those items back, along with an updated draft of the code reflecting the commission's changes so far.

No formal action was taken on the issue. Further discussion was carried to the next meeting.

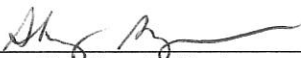
Adjourn

A motion was made and seconded to adjourn the meeting.

MOTION TO ADJOURN

MOOTS/STANLEY

APPROVED



Chairman Sharilyn Zellhuber



ATTEST: Brian Templin