

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of July 28, 2022

Roll Call

Sharilyn Zellhuber (chair), John Moots (late arrived at 7:10pm), Kevin McDonald (ex abs), Barbara Stanley (ex abs), Jeremy Crews

From the public: Brian Templin and Heather Mendonsa

Approval of Minutes

1. June 23, 2022 Minutes. A motion was made and seconded to approve the minutes from the June 23, 2022 meeting.

MOTION TO APPROVE

CREWS/MOOTS

APPROVED

Public Comment

1. Non-Agenda Items.
 1. Commissioner Zellhuber asked how the tsunami brochure turned out. Wilson responded saying that the process was going well with a final draft approved for print. A couple revisions were needed from the draft such as moving a couple icons that were misplaced and including the Sunnahae Hotel and the proposed new Fire Hall building location above the adjusted inundation line into the shelter-in-place zone. Copies of the brochures will be distributed to the Planning Commissioners once they are printed.

Public Hearing and New Business

1. PC Resolution 601-22-PC – Conditional Use Permit for Heather Mendonsa to continue to operate a Bed and Breakfast in a High-Density Residential zone at 403 Beach Road (Lot 3A, Block 3A, USS 1430 CTA).

There was one public comment from Barbara Stanley that was generally favorable of the B&B. Barbara did express concern about guests parking on the vacant beach lot nearby as it is private property; parking at that location has been an issue in the past.

Commissioners noted that parking is tight at that location but the site has been successfully utilized for many years as a B&B. Wilson noted that sales tax is paid and up-to-date and RJ hadn't had a parking issue on site in quite some time. Moots noted that years ago there had been issues with parking but not since. Heather, the property owner, noted that the parallel parking spot was the most difficult for guests and that it worked best if she or her husband utilized that spot. The commissioners acknowledged that if parking became an issue the offending vehicle could be ticketed by police and if the problem were prolific the CUP could be revoked. Wilson also noted that each CUP is subject to an annual review.

MOTION TO APPROVE

MOOTS/CREWS

APPROVED

All three Planning Commissioners voted to approve the CUP.

2. Cemetery Expansion Design Special Meeting Scheduled August 11th.

Planning Commissioners were in agreement that 7:00pm works best for everyone on August 11th. After a brief discussion it was decided that the special meeting will be a workshop to instruct CORVUS on the next draft design.

Old Business

1. Tiny House and Mobile Home Definition Discussion Continued: examination of language for mobile buildings without wheels.

Brian Templin expressed the importance of finding an intermediate, cost-effective housing solution noting the tight rental market with a less-than 2% vacancy rate and the cost of bringing a new mobile home to Craig being approx. \$80,000. Brian noted that fifth wheels and RVs have gradually taken the place of mobile homes and reduced the quality of available housing. Tiny houses would be a more intermediate-priced step-up from deteriorating mobile homes and RVs. The focus on alternative language now should be allowing alternative housing in the mobile home parks rather than regulating such structures outside of the park. The main goal is to resolve the issue of affordable housing.

Brian further noted that opening up housing options in the trailer parks could benefit Shaan Seet by allowing them the opportunity to do more rentals and might also provide an opportunity for new construction businesses. Crews noted that in Ketchikan old defunct mobile homes had been stripped and new structures had been rebuilt on the existing frames. Brian noted that a business in Craig had attempted a similar business model before, but had run into price point issues. Brian also noted that new tiny houses may be easier to insure than old mobile homes (depending on the quality of the construction).

Commissioner Crews expressed concern about code inspections, to which Brian responded that no one at the City of Craig was qualified to enforce building codes. Brian noted that there was once an old code adopted in Craig that is now defunct. Only commercial structures (required by city) or structures backed by the bank and/or insurance companies currently enforce codes.

Commissioners Crews and Zellhuber asked about the required size of trailers and if there would be a required minimum or maximum for single-unit modular homes like shipping container houses. Brian noted that the capability of a machine to move a container home or like-structure would naturally self-regulate oversized structures. Further questions and conversations followed on required lot sizes relative to

trailers/homes with Brian acknowledging that the lot lines in Shaan Seet are no longer super clear, but that lots must be 5000 sq ft for a trailer with 20 ft of separation between buildings to manage fire hazard.

On the possible Municipal Code revision, Moots noted that much of the Planning Commission was absent and that he didn't feel comfortable moving forward with approving new language without further review. The rest of the Commission agreed and Wilson stated that this exercise would be used to review and revise language.

Moots expressed concern about the section in the second item describing the means of moving a "mobile building" noting that it may unintentionally limit the means of moving a structure. The Commission agreed that the wording must emphasize the function of movement rather than the mechanism of movement.

Crews brought up his concern that wanigans and other additions could become an issue over time as they grow and expand. Wilson stated that wanigans are already regulated in Craig with Brian adding that a rule for wanigans limiting their size to a percentage of the existing residence could help reduce the incidence of wanigan complexes. Sharilyn also noted that insurability rules restrict wanigans.

Wilson agreed to revisit the language of concern and look at some of the options available to address issues the Planning Commission had brought up.

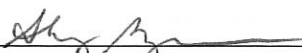
Adjourn

A motion was made and seconded to adjourn the meeting at approximately 8:30pm.

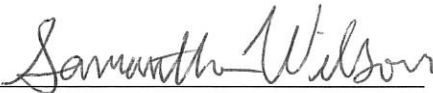
MOTION TO ADJOURN

CREWS/MOOTS

APPROVED



Chairman Sharilyn Zellhuber



ATTEST: Samantha Wilson