



January 21, 2024

City of Craig
Po Box 725
Craig Ak, 99921

Re: Public Notice- Conditional use (Religious Assembly in Low Density Residential Zone)
Conditional Use Permit 240125
116 Tanner Crab Court
Lot 9a Block 2, ANCSA 14(c)3

To Whom it May Concern:

Shaan Seet Inc. (“SSI”) is opposed to the City of Craig (“COC”) issuing conditional use Permit #240125 to the Hope Baptist Church for the following reasons;

As you may have noticed the lot description for this parcel says, “**ANCSA 14(c)3**”. This indicates that this particular piece of land was part of the land settlement between the City of Craig and Shaan Seet to settle the requirements of 14(c)3. We take issue with this conditional use permit as it will surely take much needed housing away from our community and it doesn’t comply with the agreed upon designated uses for 14(c)3. The designated use for this piece of land is residential. We would like to see it retain that designation. Each piece of land that was given over to the City of Craig has a designated use attached to it for the economic development as per the agreement in 1995.

These requirements from Shann Seet were as followed;

- Industrial (False Island)
- Educational (Criag High School)
- Medical (Peace Health)
- Residential (Tanner Crab & Salmonberry Subdivision)
- Recreational (Sunnahae Trail, Ball Park, PSN Rd, Buggy’s Beach)

This designation is important because Shaan Seet had specific requirements when transferring approximately 1000 acres from our land stocks. SSI and the COC agreed in 1995 that the land given from our land stocks was supposed to set the stage for the future development within the city limits of Craig and provide benefits for the future generations to come. It was also supposed to be for the benefit of all the citizens. Not just a few privileged individuals. In our opinion, this would change of zoning would only benefit the church and its members.

I have included a link which provides a brief description on 14(c)3:

https://www.blm.gov/sites/blm.gov/files/uploads/LandsRealty_Alaska_14cSurvey_UnderstandingLaw.pdf.

14(c)3’s main focus was for the future expansion of the City of Craig and by its own natural was designed to help with the future development needs for the City of Craig. Since the settlement in 1995, we’ve seen this abused and not observed by the City of Craig. Parcel lots have been sold to individuals for personal gain and community uses were disregarded. Again, we feel changing the designated zoning for the Hope Baptist Church would not meet the requirement of benefiting the whole community and would only cater to one group.

CFR 14(c)3 states that any sale of 14(c)3 lands is required to come back to the corporation, as per federal law. We've also seen the past administration from the City of Craig disregard the agreed upon designated uses on these lands as well (Fire Pit, Ballpark, Sunnahae trail, residential, churches).

In conclusion, Shaan Seet believes that if the City of Craig stays with these current trends by taking away residential zoned land, it will exacerbate the current housing issues even further than it already is. I strongly urge the City Council and the Planning and Zoning committee members to take these comments into consideration while making your decision.



Edward Douville
Shaan Seet General Manager