

# **CITY OF CRAIG PLANNING COMMISSION AGENDA**

Meeting of July 28, 2011  
7:00 p.m., Craig City Council Chambers

## **Roll Call**

John Moots (chair), Sharilyn Zellhuber, Lonnie Walters, Bill Russell, Mark Beardsley

## **Approval of Minutes**

1. Approval of May 26, 2011 Meeting Minutes

## **Public Comment**

1. Non-Agenda Items

## **Public Hearing and New Business**

1. Amending Section 18.05.002 of the Land Development Code to include tri-plex housing units as a permitted or conditional use in Medium Density Residential Zoning

## **Old Business**

## **Adjourn**

# CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of May 26, 2011  
7:00 p.m., Craig City Council Chambers

## **Roll Call**

Present were John Moots (chair), Sharilyn Zellhuber, Lonnie Walters and Bill Russell. Mark Beardsley was absent excused.

Also present was Brian Templin, City Planner

## **Approval of Minutes**

1. Approval of March 24, 2011 Meeting Minutes. A motion was made and seconded to approve the meeting minutes of March 24, 2011.

MOTION TO APPROVE

ZELLHUBER/WALTERS

APPROVED

## **Public Comment**

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

## **Public Hearing and New Business**

1. Alaska Coastal Management Sunset Discussion. Brian reported to the commission that the State Legislature had failed to pass legislation extending the state coastal management program. Brian said that without an extension that the city's coastal management plan would lose application as part of the state program. Brian also said that this would leave a big hole in how to apply for permits through the state on various projects and that it would make it harder for communities to get notices and be able to make input to various projects. Brian said that the program would expire June 30<sup>th</sup> if the legislature did not go into an additional special session and pass some legislation. There was some discussion on why the program legislation failed to pass and some discussion on what to do if it did sunset. Brian said that it would be in the city's interest for the planning commission to review the current plan and decide if changes needed to be made to municipal code to incorporate enforceable policies that were in the plan. Brian said that the city exercised strong zoning powers so he felt that there would be minimal impact on what the city chose to enforce within the city limits. No further action was taken.

## **Old Business**

1. Kim Patotzka Replat – Final Plat Approval. Brian presented the final plat for the Patotzka Replat. The commission reviewed it. There were no objections to signing and filing the completed plat. No further action was necessary.

2. Craig Firehall Replat – Final Plat Approval. Brian presented the final plat for the Craig Firehall Replat. The commission reviewed it. There were no objections to signing and filing the completed plat. No further action was necessary.
3. ATS 212 Replat – Final Plat Approval. Brian presented the final plat for the ATS 212 Replat. The commission reviewed it. There were no objections to signing and filing the completed plat. No further action was necessary.
4. False Island Replat – Final Plat Approval. Brian presented the final plat for the False Island Replat. The commission reviewed it. There were no objections to signing and filing the completed plat. No further action was necessary.
5. Discussion of available road paving funds (added to agenda by commission). Brian reported that the city was working with state agencies, the legislature and the Denali Commission to secure the funding necessary to complete the road paving in Craig. Brian said that they had been notified that they had received a Denali Commission grant. Brian also said that there was money in the State Capital Budget but it was believed that the governor was going to make a lot of vetoes so the city wouldn't know about the status of that money until the governor's process was complete. Brian also said that the city had been working with State DOT about getting some program funding. If all funding options come through then the city should have the funds necessary to get most or all of the remaining streets in Craig paved. If this happens then the city will most likely go to bid over the winter and start construction in Spring 2012. Brian said he would keep the commission informed. No further action was necessary.

### **Adjourn**

A motion was made and seconded to adjourn.

MOTION TO ADJOURN

WALTERS/ZELLHUBER

APPROVED

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John Moots, Chairman

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Attest: Brian Templin, City Planner

## **CITY OF CRAIG MEMORANDUM**

To: Craig Planning Commission  
From: Brian Templin, City Planner  
Date: July 15, 2011  
RE: Triplex Housing in Medium Density Residential Zones (Land Development Code Section 18.05.002)

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Background: The tiered residential zoning (low, medium and high) is used to regulate the density of housing units on properties within residential zones. This is accomplished by regulating the minimum lot size, density requirements (both number of dwelling units and number of dwelling structures) and allowed uses.

It was discovered recently that in the list of permitted and conditional uses for Medium Density Residential (RM) zoning that the allowed uses went from including single family houses, duplexes, modular home, modular duplexes, mobile homes and zero lot line development of two dwelling units or less as permitted uses to apartments (4 units or more) and zero lot line development of more than two dwelling units as a conditional use.

This list essentially allows a broad range of residential uses up to duplexes as permitted and 4 unit apartments or larger as conditional. There is no provision in the code for triplex housing either as a permitted or conditional use. Since the density clearly allows for 4 units or more as a conditional use it appears that triplexes were inadvertently left out of the list of permitted/conditional uses.

Low Density zoning allows up to duplexes as a permitted use with no allowance for triplexes or apartment buildings in either the permitted or conditional uses. High density zoning allows for up to four plexes as permitted use and larger apartment buildings as a conditional use. Permitted/conditional uses are considered as “maximum” development on a lot and lot size is still used to calculate and limit the number of dwelling structures and dwelling units within those maximum limits. Prior to 2004 a developer could have one dwelling unit per 1,000 square feet of lot up to the maximum allowed as a permitted or conditional use. This essentially meant that most lots in most zones could build up to the maximum number of dwelling units on a minimum sized lot. In 2004 the planning commission and city council amended the land development code to require 3,000 square feet for each dwelling unit on a lot. This change was adopted for all zones. This change meant that most lots could not build to the maximum allowable uses on minimum sized lots. For example prior to the amendment in 2004 a 6,000 square foot high density lot in old Craig was permitted to build a 4 unit structure as a permitted use and up to a 6 unit structure as a conditional use. After the code amendment in 2004 the development on that 6,000 square foot lot was restricted to no more than 2 units. After 2004 it would take a minimum of 12,000 square feet in the zone to build a 4 unit building and 18,000 square feet to build a 6 unit building.

Discussion: There have been no applications to build triplexes in RM over the years so the fact that they were left out of that zone was not noticed. Recently there has been discussion of development along East Hamilton Drive that would include triplexes on RM zoned property.

Triplexes in the RM zone could be appropriate as either a permitted or conditional use. It appears to make sense that triplexes should be allowed under one of these categories since the current conditional use allows for an unlimited number of units (Apartments – 4 units or more) as long as the minimum lot size for density were met.

While either permitted use or conditional use is appropriate it appears that it would naturally fit in the progression of density as a permitted use. The current progression of the number of units allowed as permitted and conditional uses goes like this:

Current Zoning Code		
Zone	Permitted Use	Conditional Use
Low Density	Up to two units	No increase
Medium Density	Up to two units	Four units or more
High Density (New Craig)	Up to four units	Five units or more (no limit)
High Density (Old Craig)	Up to four units	Five units or more (no limit)

If triplexes were made a permitted use the amended code would allow:

Amended Zoning Code – Triplex as Permitted use in RM		
Zone	Permitted Use	Conditional Use
Low Density	Up to two units	No increase
Medium Density	Up to <b>three</b> units	Four units or more
High Density (New Craig)	Up to four units	Five units or more (no limit)
High Density (Old Craig)	Up to four units	Five units or more (no limit)

If triplexes were made a conditional use the amended code would allow:

Amended Zoning Code – Triplex as Conditional use in RM		
Zone	Permitted Use	Conditional Use
Low Density	Up to two units	No increase
Medium Density	Up to two units	<b>Three</b> units or more
High Density (New Craig)	Up to four units	Five units or more (no limit)
High Density (Old Craig)	Up to four units	Five units or more (no limit)

Recommendation: While either permitted or conditional uses would be appropriate it appears that amending the code to allow triplexes as a permitted use would follow a natural progression. This would allow up to two permitted units in RL, up to three permitted units in RM and up to four permitted units in RH and RH1. In addition to the progression of units the commission should take into consideration the density changes made to the code in 2004 that had a large impact on all zones. The change from 1,000 square feet to 3,000 square feet per dwelling unit still means that a lot in RM must be larger than minimum in order to build a triplex. The public notice for the change has been posted and the public hearing is scheduled for August 25. The commission should discuss the issue at the July 28<sup>th</sup> meeting in preparation for formal discussion and public hearing in August. No action is required at the July 28<sup>th</sup> meeting.