

CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of June 22, 2017
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. Approval of minutes of May 11, 2017

Public Comment

1. Non-Agenda Items

Public Hearing and New Business

1. CUP 170622 – Rob Endsley B&B
2. Tract P, USS 2327 Access Road

Old Business

1. Off Street Parking

Adjourn

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of May 11, 2017

Roll Call

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

Also present was Brian Templin, Jon Bolling, Joyce Mason, Troy Thain, Johnny Rice, Sam Thomas, and Anthony Lawnicki.

Approval of Minutes

1. Approval of minutes of March 23, 2017. A motion was made and seconded to approve the minutes of the March 23, 2017 meeting.

MOTION TO APPROVE SCHOONOVER/STANLEY APPROVED

Public Comment

1. Sam Thomas presented the Tract P Access road concept to kick off the public process. In addition to the concept provided, Sam said that he would be talking to Marge Young about the access at the end of the AC store. Sam reported that the proposed road at the post office parking lot would be an exit only to reduce congestion. Brian asked Sam if a scheduled public hearing would be helpful to the process. The commission agreed to conduct a public hearing at a future planning commission meeting.

Public Hearing and New Business

1. RP170427 – Thain Subdivision Preliminary Plat – PC Resolution 573-17. Brian reported that the city council had approved negotiations of a sale of property along Hamilton Drive to Troy and Di Thain. Part of the process was the requirement to plat the purchased property with their lot (2A2B, USS 3857). Brian provided a list of recommended changes to the plat. After a short discussion the commission agreed to the changes suggested by staff and a motion was made and seconded to pass PC Resolution 573-17.

MOTION TO APPROVE SCHOONOVER/STANLEY APPROVED

2. Discussion of Off Street Parking. Brian reported tha the commission had asked for additional information regarding off street parking at a previous meeting. Brian provided a memo and a number of examples of definitions of off street parking from other jurisdictions. After discussion the commission asked Brian to prepared an interpretation of off street parking based on the definition used by the City of Palmer. The commission asked that the interpretation also include mention that parking not interfere with pedestrian improvements. Brian said that he would bring some language back to the commission at the next meeting. At

that time the commission could decide whether to stay with an interpretation or start a change to the Land Development Code to formally define off street parking. No further action was needed by the commission for this item.

Old Business

1. Craig Comp Plan Update – Review of Amended Sections 1-1 through 1-6. Brian reported that sections 1-2 through 1-6 had been submitted to the city council for approval. One of the council members was concerned that proscriptive language such as “shall” and “will” in the goals and strategies sections would open the city to liability if the document were interpreted as regulatory. Brian said that after some discussion the city council asked for the document to be edited to remove the proscriptive language and for it to go back to the planning commission for review and approval. Brian said that he also looked back at section 1-1 for the same language and made the same edits. A copy of all of the edits (with track changes shown) was presented to the commission along with the implementation measures page which clearly outlined the purpose of the comprehensive plan. The commission made a number of other minor changes and corrections to the document. Brian said he would make the changes and resubmit the package to the city council for approval. A motion was made and seconded to approve sections 1-1 through 1-6 of the Craig Comprehensive Plan as amended and forward it to the city council for review and approval.

MOTION TO APPROVE

MOOTS/MCDONALD

APPROVED

Adjourn

A motion was made and seconded to adjourn the meeting at 8:00 pm.

MOTION TO ADJOURN

SCHOONOVER/STANLEY

APPROVED

Chairman Sharilyn Zellhuber

ATTEST: Brian Templin

**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report

June 16, 2017

Applicant: Rob Endsley

Requested Action: Conditional Use Permit – B&B in a Residential Zone

Location: Lot 4, Ptarmigan Subdivision (100 Willow Court)

Lot Size: 10,441 SF

Zoning: Medium Density Residential

Surrounding Uses: North: ROW/Medium Density Residential
West: High Density Residential
South: Medium Density Residential
East: ROW/High Density Residential

Analysis

Rob Endsley has applied to the City of Craig planning commission for a conditional use permit to operate a Bed and Breakfast in a Residential Zone, located at 100 Willow Court (Lot 4, Ptarmigan Subdivision). Mr. Endsley intends to construct a duplex residential structure on the lot. The applicant proposes to operate up to three rooms in an owner occupied structure for a Bed and Breakfast. The application contains a copy of the site plan and building plans. The site includes two garages (14'x42' each) and a parking area in front of the structure. Total parking spots shown in the site plan are seven available (two in each garage and three in front) with additional property available for parking. A copy of the application and drawings is attached.

Per 18.06.002 of the LDC, the following criteria shall be met before a conditional use permit may be issued:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.

7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided. (See Chapter 18.14, Parking.)
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do 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.

Criteria 1-13 and 15 of this section are met. Criteria 14 can be met at the conclusion of the public hearing.

Further conditions for a bed and breakfast are (Chapter 18.16):

1. An owner-occupied structure.
2. Three or fewer rental rooms.
3. Maximum length of stay of thirty (30) days.
4. The residential character of the neighborhood is retained.

Recommendation

That the planning commission adopt Resolution 574-17-PC granting a CUP to Rob Endsley to operate a Bed and Breakfast in a Residential Zone, located at 100 Willow court (Lot 4, Ptarmigan Subdivision), subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the conditional use is accessory to a principal owner residential use. The owner occupying the residence during conduct of the Bed and Breakfast must be a legally recorded owner of the property. The owner occupant must be an owner of record or purchaser of record according to the system of land title recording established pursuant to AS 44.37. The

- city shall retain the right to ensure that a legal owner is present for at least 75% of the days that guests are in residence;
3. that all parking for personal use and customer use will be off-street.;
 4. that the bed and breakfast will be limited to three rooms.;
 5. that all sales tax due on the operations covered by this permit must be paid within 30 days of the end of the quarter that the sales were made.
 6. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;
 7. the conditional use permit will be reviewed by the Planning Commission 12 months after approval to ensure compliance with these provisions.

CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 574-17-PC

GRANTING A CONDITIONAL USE PERMIT TO ROB ENDSLEY TO OPERATE A BED AND BREAKFAST AT 100 WILLOW COURT, LOT 4, PTARMIGAN SUBDIVISION

WHEREAS, the Planning Commission held a public hearing on June 22, 2017; and,

WHEREAS, public notice was given in accordance with Section 18.06.002 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.002 of the Craig Land Development Code are met as follows, subject to the conditions listed below:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided.
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.

14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do 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 Planning Commission grants Rob Endsley a conditional use permit to operate a Bed and Breakfast in a Residential Zone, located at 100 Willow Court (Lot 4, Ptarmigan Subdivision), subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the conditional use is accessory to a principal owner residential use. The owner occupying the residence during conduct of the Bed and Breakfast must be a legally recorded owner of the property. The owner occupant must be an owner of record or purchaser of record according to the system of land title recording established pursuant to AS 44.37. The city shall retain the right to ensure that a legal owner is present for at least 75% of the days that guests are in residence.;
3. that all parking for personal use and customer use will be off-street.;
4. that the bed and breakfast will be limited to three rooms;
5. that all sales tax due on the operations covered by this permit must be paid within 30 days of the end of the quarter that the sales were made.
6. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;
7. the condition use permit will be reviewed by the Planning Commission 12 months after approval to ensure compliance with these provisions.

Approved this 22rd day of June, 2017

Chairman Sharilyn Zellhuber

Brian Templin, City Planner

CITY USE ONLY

FILE NUMBER CIP 070622

FILE NAME _____

DATE RECEIVED 6/3/17

BY [Signature] FEE _____

HEARING DATE 6/22/17

NOTIFICATION DEADLINE 6/12/17

Conditional Use Permit Application

Applicant's Name Rob Endsley

Address PO Box 379, Craig, AK 99221 Telephone No. 360 961 2116

Applicant's Representative (if applicable) _____

Address 100 Willow Court Telephone No. _____

Subject Property Legal Description: Lot 4 Block/Tract _____ Survey Number _____

Lot Size: 10,000 s.f. + Subdivision Name Pfarmigan

Township: _____ Range: _____

To help the planning commission gather facts about the proposed conditional use permit, please complete the following:

1. Describe in detail the conditional use requested: Applying for a conditional use permit for a bed and breakfast for the building currently under construction on Lot 4 of Pfarmigan Subdivision. The owners, Rob and Nicole Endsley, will use this B & B to house charter fishing guests of Prince of Wales Sportfishing. The Endsley's will be in-residence during operation as a B & B. During the off-season the units may be rented as long term rentals.

2. Please attached a plot plan showing lot lines, building locations, parking spaces, and other relevant information.

3. What types of chemicals, processes, machinery or equipment will be used: None

4. Approximately how many days per week and how many hours per day will the proposed use operate? Charter Fishing Season - Approximately mid-May thru mid-September

5. What noise, odor, smoke, dust, or other pollutants could be caused by the proposal?

None

6. What types of uses are currently located within 300 feet of the exterior property boundaries?

Community Garden, City Pool, Churches, Residential

7. What types and sizes of buildings, signs, storage and loading areas, screening, etc. are planned (size, height, type)?

Main building is 46' x 64' (2,944 sq footprint) with no additional buildings planned. A sign denoting the building as a B²B may be added at a later time.

8. What utilities are needed?

Sewer, Water, Power, Phone

9. What roads will provide access?

Willow Ct

10. What type and volume of traffic will be generated by the conditional use?

Common residential traffic. No more than what's common for a duplex.

11. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)? See attached plan. Three parking spots per side. Two in the driveway and one in the

garage.

12. Will the proposed conditional use be compatible with the neighborhood in general? Why?

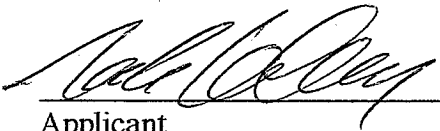
Yes. Intended use as a bed and breakfast will not drastically increase traffic. Owner intends to provide a quiet environment for his family and guests.

The criteria by which a conditional use permit application is approved or denied is listed in Chapter 18.06.002.C-K of the Craig Land Development Code.

A decision of the planning commission may be appealed to the city council within 30 days of the mailing of the notice of the commission's decision. Decisions of the city council may be appealed to Superior Court.

I (we) being duly sworn, depose and say that the foregoing statements and answers herein contained, and the information herewith submitted, are in all respects true and correct to the best of my knowledge and beliefs.

Dated this 2nd day of June, 2017.



Applicant

Applicant

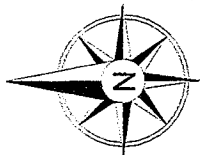
Authorization for Agency

If the applicant listed on this application is other than the sole deed holder of the property or properties upon which the temporary use will take place, complete the following authorization to act as agent:

I (we), the undersigned, hereby certify that as deed holder(s) of record of the property or properties described above, I (we) hereby authorize the person listed as the applicant on this application to act and appeal as agent with respect to this application.

Dated this _____ day of _____, 20____.

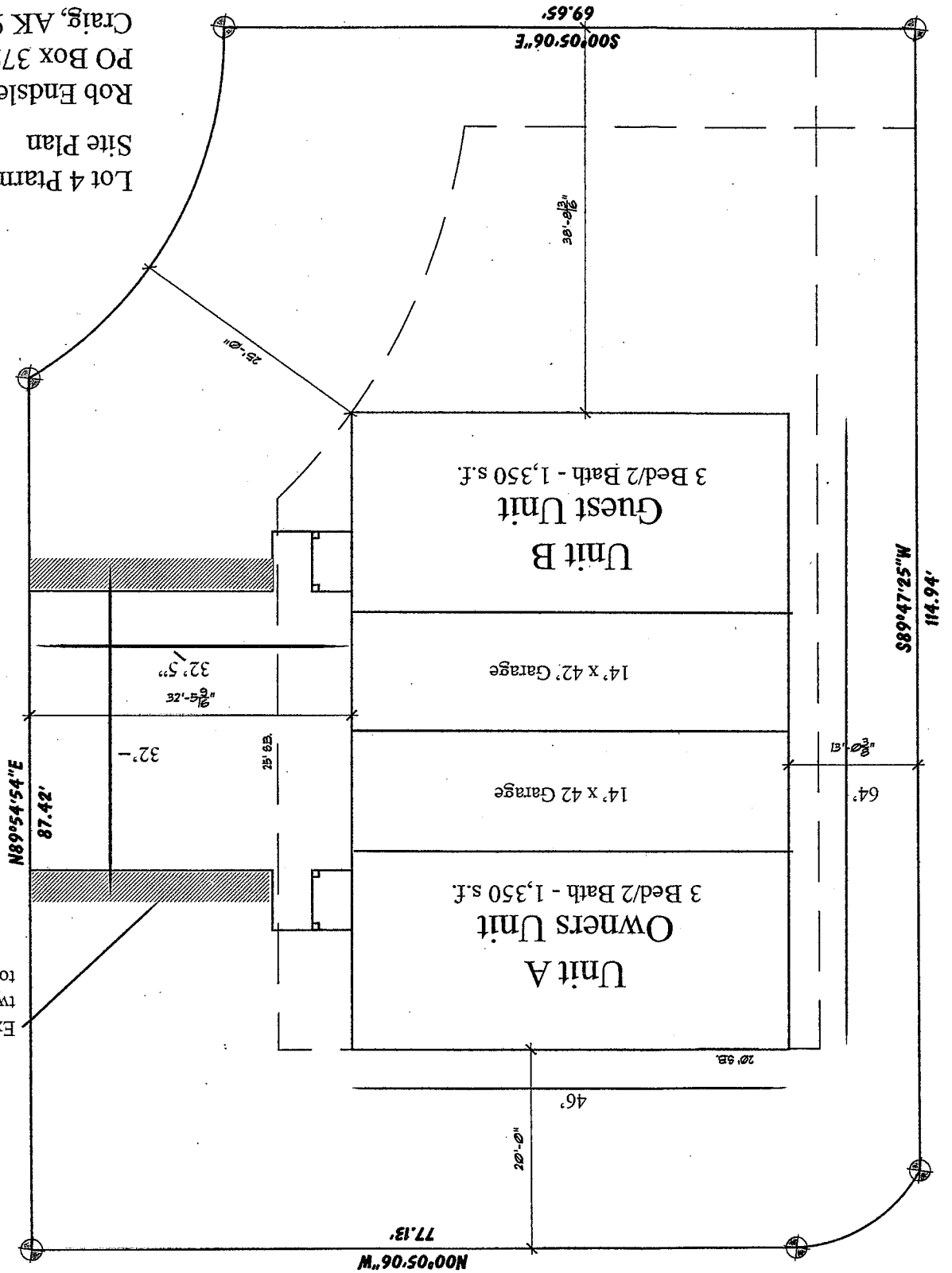
Signature(s) of deed holders: _____



WILLOW CRT.

Expand driveway by two feet either side to accommodate parking

Lot 4 Parmigan
Site Plan
Rob Endsley
PO Box 379
Craig, AK 99921
360-961-2116



N00°05'06" W
77.13'

20'-0"

46'

20' ea.

Unit A
Owners Unit
3 Bed/2 Bath - 1,350 s.f.

14' x 42' Garage

14' x 42' Garage

Unit B
Guest Unit
3 Bed/2 Bath - 1,350 s.f.

89°47'25" W
114.94'

87.42'
N89°54'54" E

32'-

32.5'

29.83'

25'-0"

500'05"06" E
69.65'

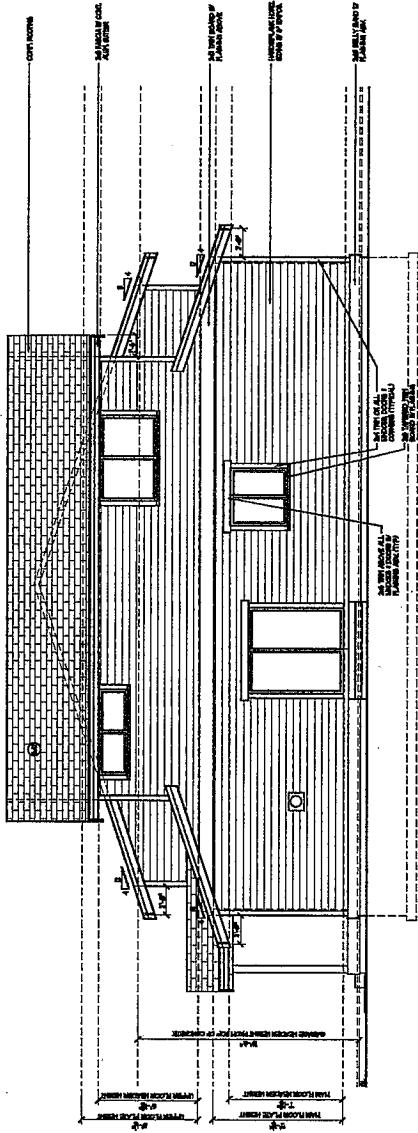
DATE: <u> </u>	BY: <u> </u>
REVISION:	

ROB ENDSLEY
EXTERIOR ELEVATIONS

JWR
JWR Design, Inc.
104 Front Street
Lynch, VA 22964
(980) 391-0393

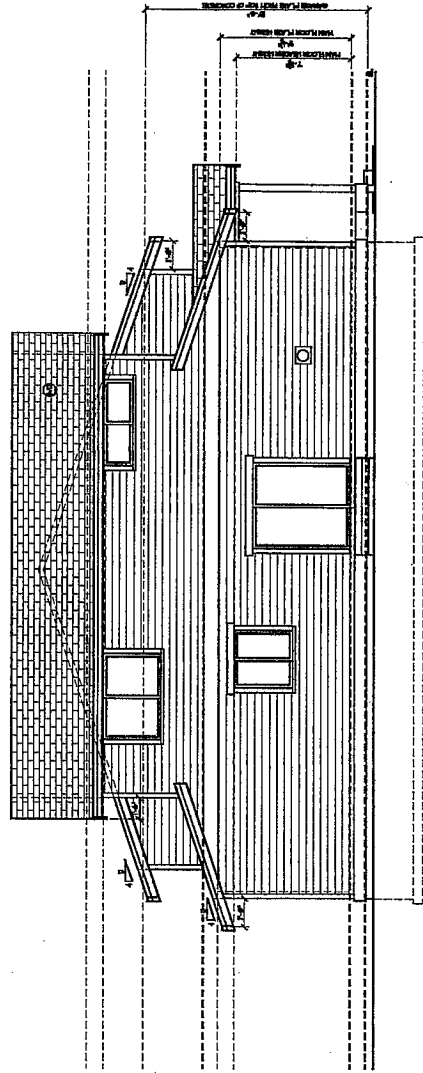
A2 of 5

NO. 1000000000
DATE: 11-11-11
SCALE: 1/4" = 1'-0"
BY: JWR
CHECKED BY: JWR



WEST ELEVATION

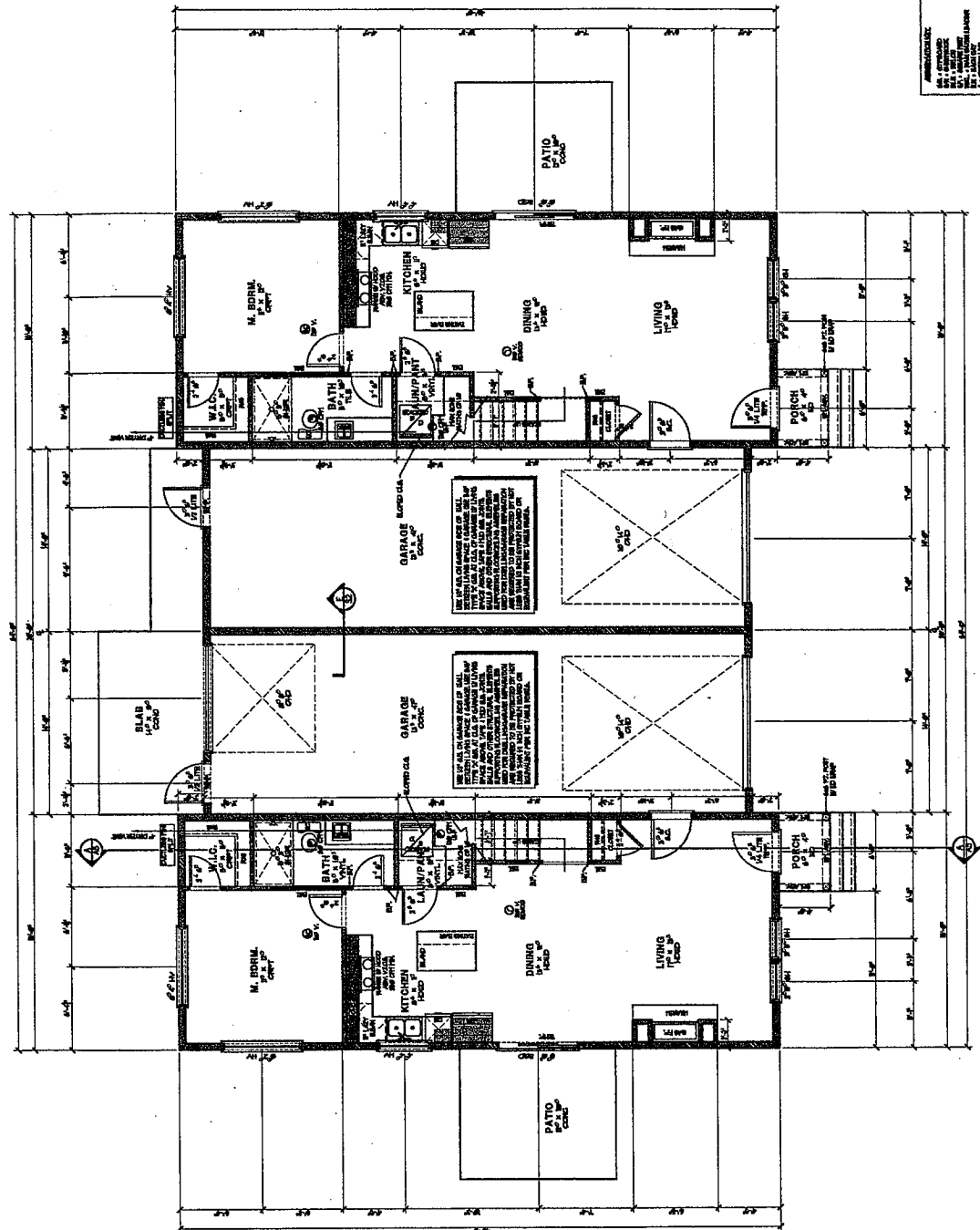
SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

DATE	REV



FRAMING NOTES:
 ALL FRAMING TO BE PERFORMED BY THE CONTRACTOR. ALL FRAMING TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
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BUILDING INFO. (EAL. UNIT)	3
BEDROOMS	2
BATHROOMS	1

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE UNIT B	828 SF.
HALLWAY	128 SF.
STAIRS	128 SF.
PORCH	128 SF.
GARAGE	800 SF.

SQUARE FOOTAGE UNIT A	828 SF.
HALLWAY	128 SF.
STAIRS	128 SF.
PORCH	128 SF.
GARAGE	800 SF.

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
 4. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

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FINISHES:
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GENERAL NOTE:
 FOR ALL ROOM SIZES & LOCATIONS REFER TO THE FINISH SCHEDULE FOR THE MOST CURRENT FINISHES.
 ALL FINISHES TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

GENERAL NOTE:
 THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

**CITY OF CRAIG
MEMORANDUM**

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: June 16, 2017
RE: Tract P, USS 2327 Access Road

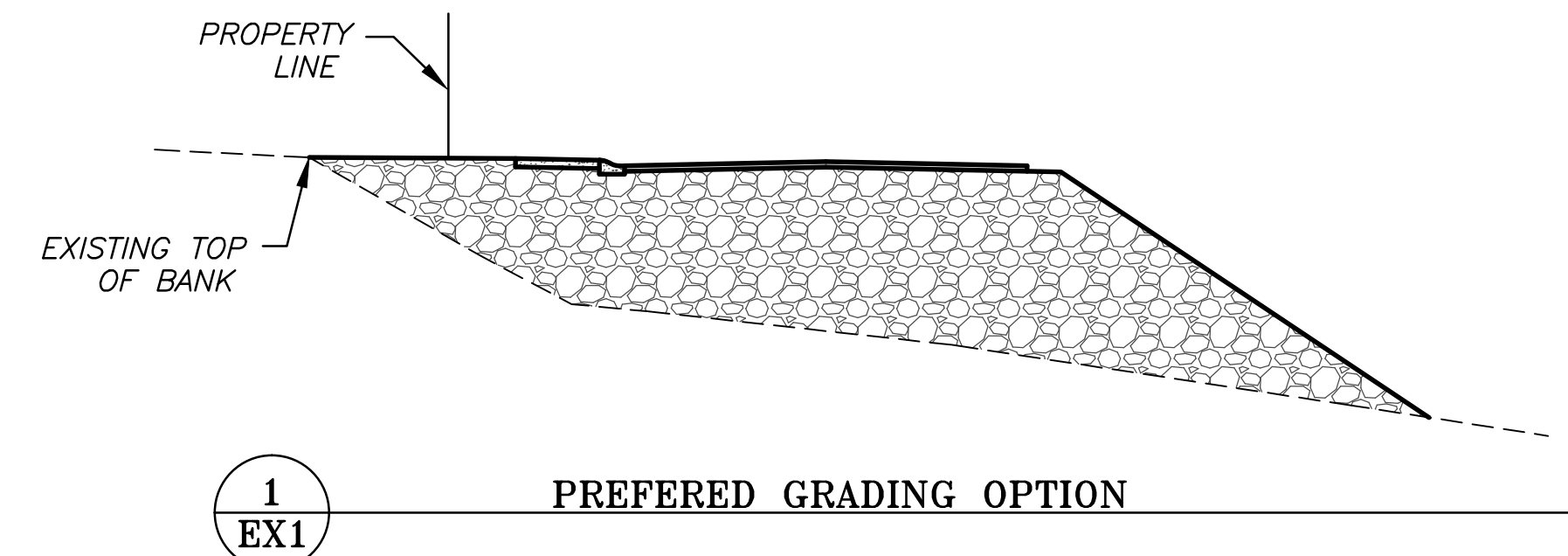
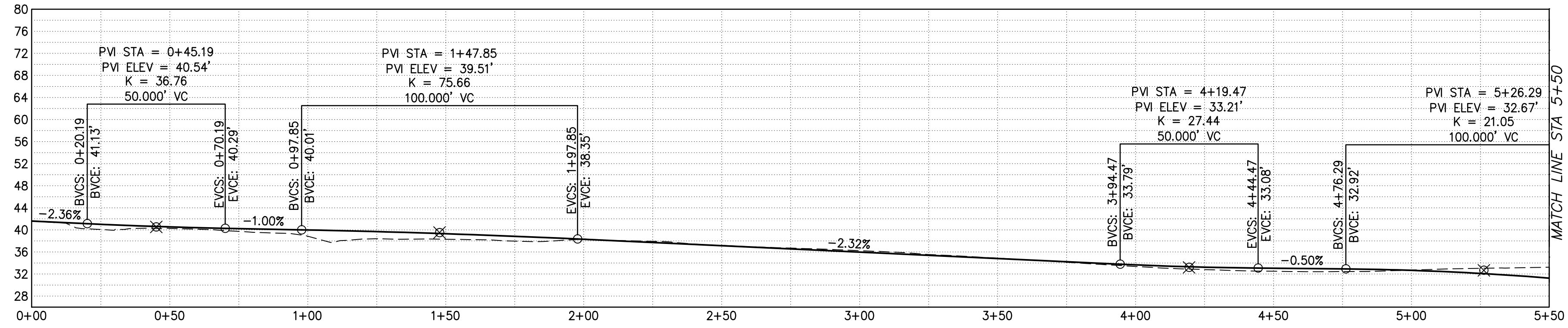
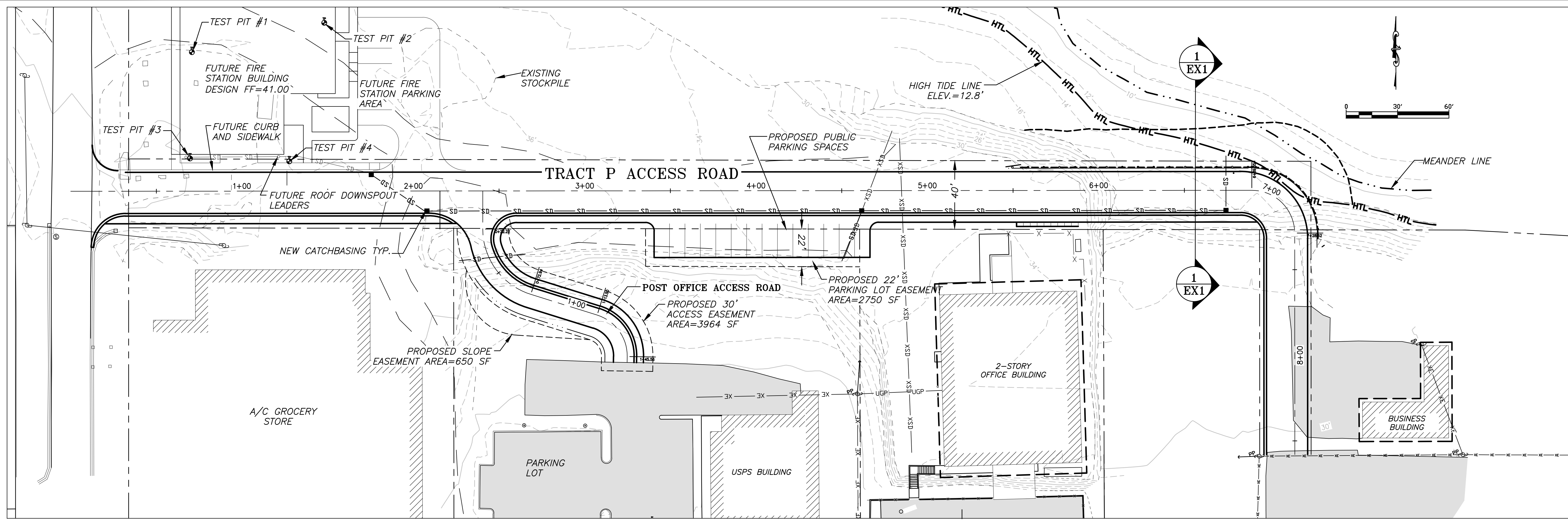
Sam Thomas talked at the last council meeting about the proposed access road from Cold Storage Road to the back of the CTA building and on to Easy Street.

At that meeting the planning commission agreed to host a public hearing on the project.

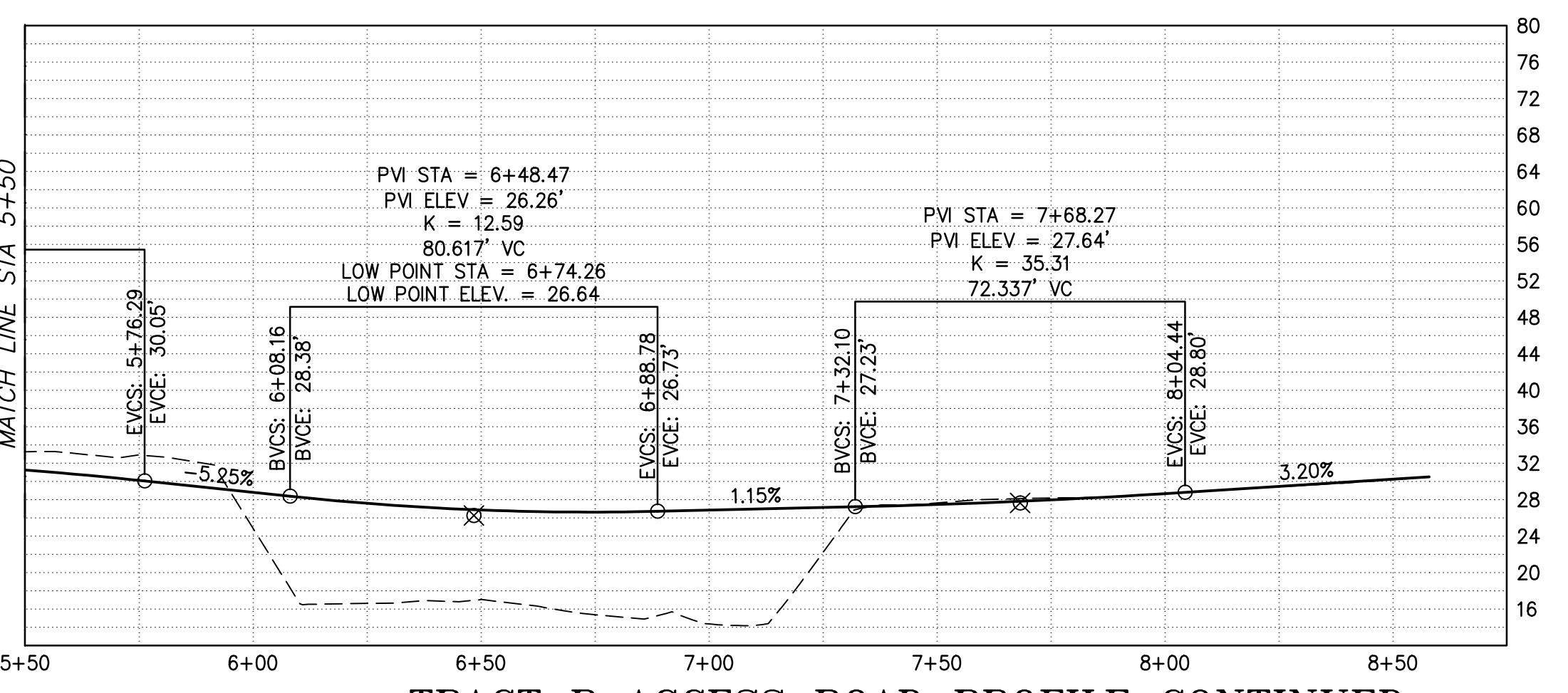
I have included written comments received by property owners on Easy Street. CTA representatives will be on hand at the June 22, 2017 meeting to answer questions but the primary purpose of the hearing is to take public comment on the project.

After the public comment is received, CTA will develop a preferred alternative and have drawings prepared by their contractor. Their preferred alternative will be presented to the Craig City Council for approval.

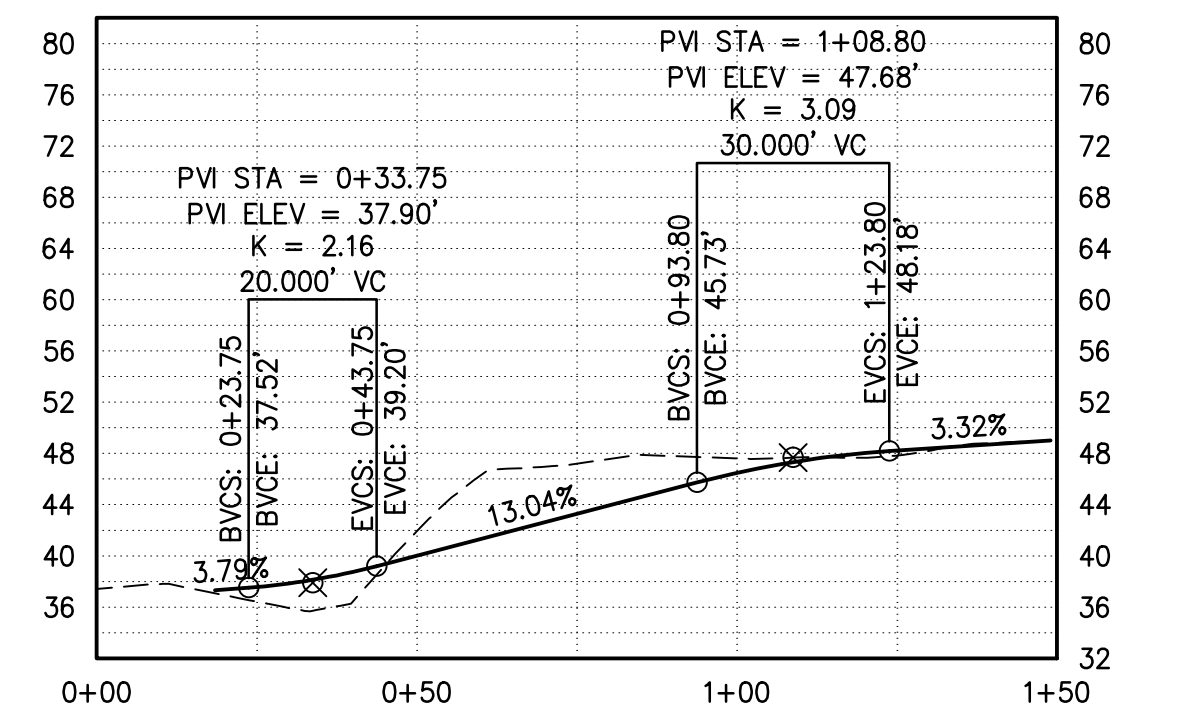
A copy of the current concept is attached.



TRACT P ACCESS ROAD PROFILE



TRACT P ACCESS ROAD PROFILE CONTINUED



POST OFFICE ACCESS ROAD PROFILE

TEST PIT LOG TABLE

Test Pit	Depth	Description	Remarks
# 1	0' - 4'	Imported granular fill	Ended test pit @ 7'
	4' - 5.5'	Compressed native organic	
# 2	5.5' - 7'	Grey cobbles with silt and sand	Noticed smell of deisel approx. 3' below surface. Ended test pit @ 10.5'
	0' - 6'	Imported fill with organics	
	6' - 9.5'	Compressed organics with woody debris	
# 3	9.5' - 10.5'	Consolidated grey clay with cobbles	Ended test pit @ 8'
	0' - 4'	Imported fill with organics	
# 4	4' - 7'	Compressed organics with woody debris	Ended test pit @ 7.5'
	7' - 8'	Consolidated grey clay with cobbles	
	0' - 3.5'	Imported fill with woody debris	
	3.5' - 6.5'	Compressed organics with woody debris	
	6.5' - 7.5'	Grey cobbles with silt and sand	

Box 54
road

Re: CTA's proposed Tract P access

Klawock, AK 99925

13 March 2017

Jon Bolling, City Mgr.

P.O. Box 725

Craig, AK 99921

Dear Jon,

Just a couple questions on the CTA's proposed access road, please.

1. What is the city's position on this road?
2. Why is this proposal from the CTA and not the City of Craig?
3. What is the purpose of this proposed road?

Enclosed is a copy of the questions I had for the CTA, sent to Sam Thomas.

Thank you,



Skip Fabry

13 March 2017

Re: Access Road Proposal

Box 54

Klawock, AK 99925

Edward Thomas

Transportation Director of CTA

P.O. Box 828

Craig, AK 99921

Dear Sam,

Just a few questions and comments on the CTA's proposed Tract P access road just North of the CTA Building please.

1. What is the main expressed purpose of this road?
2. Why is it being proposed by the CTA and not the City of Craig?
3. (Non Question) Please have R & M Engineers provide me with a design map that is;
 - a. Large enough to read without a magnifying glass.
 - b. Shows and LABELS the AC Grocery Store Building, Anntie Bettys, the Post Office, the CTA Building, Samson T & B, Community Connections, and my property, 304 Easy St. (Much larger scale).
4. Please provide me with the response to this road from Marge Young, the U.S. Postal Service, Samson T & B, Community Connections, the City of Craig and Catch-A-King Fishing Lodge.
5. Question for R & M- Provide me with the number of feet and inches to be used by this proposal on my property from West to East.
6. Provide me with the number of square feet of my property to be used by this proposal.
7. Should I not object to the construction of this proposed road, will the Craig Tribal Association in writing offer to build and maintain a retaining wall that will support the new hillside resulting from the proposed road?
8. Does the proposed road infringe on the "Green Beltway" just above mean high tide that may someday provide for a walking or bike trail next to the beach?

9. How and to what extent does the CTA propose to compensate property owners for the use of their property?

I may have additional questions in the future.

Thank you,

Skip Fabry

Cc: City of Craig



March 17, 2017

Mr. Martin Fabry
PO Box 54
Klawock, AK 99925

Dear Skip:

Thank you for your letter regarding the drawing you received from CTA on the proposed road along Tract P, USS 2327. You will find below responses to the three questions you posed in that letter.


1. *What is the city's position on this road?* The city is working with CTA to meet the needs that they have brought to us for improved access to the rear of the tribal hall lot. A road across the south property line of Tract P is part of the city's Transportation Plan and so with that in mind we hope to reach an agreement with CTA on improved access there. The transportation plan calls for the Tract P road to eventually reach the 30' access easement platted across your lot (Lot 2) and Joni Kuntz's lot (Lot 1) on Easy Street. The portion of the proposed road between the back of the tribal hall and the access easement leading to Easy Street is more conceptual than the balance of the proposed road.

An alternative to building the road through the easement located on Lots 1 and 2, Tract R, USS 2327 would be to build an 80' diameter cul-de-sac at the end of the new road section on Tract P, USS 2327. While a cul-de-sac would allow the road to be constructed, it would likely require more fill and development within the tideland adjacent to the CTA Hall and would not serve traffic flow as well as the through road connecting to Easy Street.

2. *Why is this proposal from the CTA and not the City of Craig?* The CTA has funding available for design work and any eventual construction. The tribe agreed to take the lead on the work and making initial contact with adjacent property owners.
3. *What is the purpose of this proposed road?* The purpose of the road is to provide improved access to the north side of the tribal hall, add an egress road from the parking area serving the US Post Office building, and make a through street connection from Tract P to Easy Street.

Feel free to contact me if you have any questions, Skip.

Sincerely,



Jon Bolling
City Administrator

Brian Templin

From: Brian Templin [planner@craigak.com]
Sent: Thursday, June 15, 2017 11:57 AM
To: Anna Guthrie
Cc: 'Jon Bolling'
Subject: FW: Proposed Tract P Access Road

Anna,
Here are the comments from Joni Kuntz.
Brian

From: Jon Bolling [<mailto:jbolling@aptalaska.net>]
Sent: Thursday, April 06, 2017 4:34 PM
To: crabbay13@hotmail.com
Cc: Brian Templin
Subject: FW: Proposed Tract P Access Road

Hi Sam

Below is an e-mail with comments from Joni Kuntz regarding the proposed Tract P access road and its intersection with Easy Street.

Jon

From: Joni Kuntz <jonikuntz@gmail.com>
Sent: Saturday, April 1, 2017 8:47 AM
To: Jon Bolling
Subject: RE: Proposed Tract P Access Road

Good morning Jon,
Here are my concerns on the Tract P Access Road.

1. the access road would take away some of our container storage area.
2. the tideland area would be used as a road
3. This would create a hardship on Samson's daily business...

Thank you.. I would have written a letter but I am on my way to Montana.. If you need to reach me my cell is 907-401-0449.. It only works in small parts of eastern Montana.. I will be back to Port Angeles by April 13..

Have a great day,
Joni

CITY OF CRAIG MEMORANDUM

To: Craig Planning Commission
From: Brian Templin, City Planner
Date: June 16, 2017
RE: Off Street Parking

At the May 11, 2017 planning commission meeting the commission asked staff to work on an interpretation of “off street parking” based on the definition found in the Palmer Municipal Code. The planning commission may interpret existing municipal code or may initiate a change to the municipal code to include a new definition to clear up the issue.

The police department generally holds that parking is sufficient if it does not impede two lanes of traffic (on most streets in Craig). The land development code uses the term “off street parking” in a number of places, but does not currently fully define whether the area between the drivable surface and the edge of right of way is considered “off street”. Some municipalities in Alaska define it to include that area, however most municipal definitions that I found are specific that “off street parking” generally refers to parking that is completely on the private lot and not located within the right of way. I have included a number of definitions that I found as reference.

Craig Municipal Code (current)

18.14.010 Off-street parking.

All parking demand created by new structures or uses, additions to existing structures or uses and change of use in existing structures shall be accommodated on the premises entirely off street with the following exceptions:

Parking Requirement Found in Zone Descriptions (current)

All parking demand must be accommodated off street and on the premises (see Chapter 18.14 CMC, Parking)

18.00.020 Definition of Parking Space (current)

“Parking space” means a site for parking an individual motor vehicle. Generally, parking spaces should be approximately eight feet by 20 feet in size.

Definition of Off Street Parking (proposed)

“Off-street parking space” means a space, located off any street or right-of-way which meets the minimum size shown in 18.00.020 “Parking Space”, does not impact pedestrian traffic, and ensures adequate maneuvering room on a parking lot with access to a public street or right-of-way.

Recommendation: Adopt the interpretation of “off street parking” shown above and direct staff to imitate the process to add this definition to the Craig Municipal Code.