

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 626-24-PC

Amended

GRANTING PRELIMINARY PLAT APPROVAL TO SHARON DEMMERT TO REPLAT TRACT A, USS 2327 INTO LOT A-1 & LOT A-2, TRACT A, USS 2327.

WHEREAS, the Planning Commission held a public hearing on February 29, 2024; and,

WHEREAS, public notice was given in accordance with Section 18.09 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.09 of the Craig Land Development Code are met as follows, subject to the conditions listed later in this resolution:

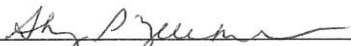
- A. That the proposed subdivision is consistent with the Craig Comprehensive Plan;
- B. That historic buildings or sites or natural features which are significant to the community or required to be protected by law (such as eagle nest trees) are preserved in the design of the development.
- C. That the proposed subdivision will not interfere with existing or officially planned development.
- D. That the future street plan and utilities for the proposed subdivision will permit the development of adjoining land.
- E. That proposed access, drainage, sanitary and water facilities, and fire protection are available and adequate for the subdivision, subject to approval by the city public works director.
- F. That the City has utility capacity to serve the area without interfering with utility capacity to serve other areas if City utilities are proposed.
- G. That the proposed subdivision does 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 Craig Planning Commission does hereby approve the preliminary plat for the replat shown as the Big House Subdivision and will grant final plat approval once the following conditions are met:

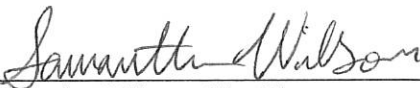
- 1. A certificate of plat, dated within 30 days of the final submitted plat should be submitted with the final plat.

2. that the comments provided by the Craig City Planner and Craig Planning Commission are incorporated into the final plat;
3. that all property corners be monumented with rebar and capped;
4. that the final plat conforms to the requirements of 18.09.009 of the Craig Land Development Code;
5. that the final plat be submitted in .DWG format, on reproducible mylar, and one full sized paper copy;

Approved this 29th day of February, 2024.



Sharilyn Zellhuber, Chairman



Samantha Wilson, City Planner