

CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of August 22, 2024
7:00 p.m., Craig City Council Chambers

Roll Call

Sharilyn Zellhuber (Chair), John Moots, Kevin McDonald, Barbara Stanley, Jeremy Crews

Approval of Minutes

N/A

Public Comment

Public Hearing and New Business

1. Variance: 630-24 PC: David Nelon Jr.—Variance for non-permitted shed.
2. Variance: 631-24 PC: David Nelson Jr.—Variance for rock wall replacement.
3. Subdivision/Replat: 632-24 PC: Craig Tribal Association—Subdivision Plat.

Planning Commission: PC Member McDonald has submitted his resignation and a new member will need to be appointed. The City will advertise the position for at least two weeks and assess candidates. The Planning Commission will review applications, make a recommendation to the Mayor, who will then seek confirmation from the Council.

Old Business

Adjourn

The meeting will be available by teleconference for both the public and planning commissioners. To call into the planning commission meeting call 858-939-0244. Commissioners can participate and vote by phone if they wish.

**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report

August 22, 2024

Applicant: David Nelson JR.

Requested Action: Variance to allow non-permitted, non-conforming shed to fully encroach into the side set back. “Variance” means an exception to a standard of a district but not to the use restriction of that district.

Location: Lot 2, Block 10, USS 1430 (600 Cedar St.)

Lot Size: 7,841 SF

Zoning: High Density R-1

Surrounding Uses: North: High Density R-1
West: High Density R-1
South: High Density R-1
East: High Density R-1

Analysis

David Nelson Jr. owns the property located on Lot 3, Block 10, USS 1430 (600 Cedar St. and is seeking approval to have an existing structure be allowed. The structure on the north side of the main home was built in approximately 2023 and at the time, no building permit was issued. The structure was built on an existing cement pad and was enclosed and is used as a “Shop” and “storage building”. The issue at hand is the structure was built entirely into the 10’ side setback and enclosed. The Code clearly states:

18.05.001, Low Density (RL) zone, clearly stating:

E. Property Development Standards, 4. Setbacks. Ten feet from all lot lines.

18.06.001

C. 1. Building Permits Required. No structure shall be erected, constructed, converted, relocated, extended, or internally or externally altered without a building permit issued by the city.

Criteria Analysis

Section 18.06.003 of the Craig Land Development Code lists the seven specific criteria that must be met before a variance may be granted.

Criteria 1. There are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which make the variance necessary. *This is not applicable to this variance request. Condition not met.*

Criteria 2: The strict application of the provisions of this title would result in practical difficulties or unnecessary hardship. *Removing the structure would not cause either practical difficulties or unnecessary hardship as the structure was not permitted. Other possible solutions may exist. Condition not met.*

Criteria 3: Granting the variance will not result in physical damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. *Granting the variance might pose health and safety issue due to the encroachment into the required property setback. This criteria not met.*

Criteria 4: Granting the variance is consistent with the objectives of the comprehensive plan. The proposed use, zoning and location are consistent with the Craig Comprehensive Plan. *In this case, the structure is already built, non-permitted, clearly in violation of the required setback. Condition not met.*

Criteria 5: The special conditions that require the variance are not caused by the person seeking the variance. *The conditions requiring the variance were caused by the property owner. The condition is not met.*

Criteria 6: The variance will not permit a land use in a zone in which that use is prohibited. The proposed use and construction is allowed in the zone that the property is located in. *While the use is permitted, the use as constructed is non-conforming as it violates the setback requirement. This condition is not met.*

Criteria 7: The variance is not sought solely to relieve monetary hardship or inconvenience. *The variance is intended specifically to relieve monetary hardship, as the applicant places potential property sale difficulties related to removal. This criteria is not met.*

Recommendation

Generally, none of the Criteria are met, due to the non-permitted structure and the extensive encroachment into the set back. If the Planning Commission determines that the criteria are not adequately met, the variance should be denied.

**CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 630-24-PC**

APPROVING A REQUEST BY DAVID NELSON JR. FOR A VARIANCE TO ALLOW THE ALREADY CONSTRUCTED SHED EXTENSION LOCATED AT LOT 3, BLOCK 10, USS 1430 (600 CEDAR ST.).

WHEREAS, the Planning Commission held a public hearing on August 22, 2024; and,

WHEREAS, public notice was given in accordance with Section 18.06 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the criteria as shown in Section 18.06.003 of the Craig Land Development Code are not met.

NOW, THEREFORE, BE IT RESOLVED the Craig planning commission approves the request for a variance to allow the constructed shed to remain for the property located on Lot 3, BLOCK 10, USS 1430 (600 Cedar St.).

Resolution Approved this 22th day of August, 2024.

Chairman Sharilyn Zellhuber

Alan Lanning, City Planner

**CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 630-24-PC**

DISAPPROVING A REQUEST BY DAVID NELSON JR. A VARIANCE TO ALLOW THE ALREADY CONSTRUCTED SHED LOCATED AT LOT 3, BLOCK 10, USS 1430 (600 CEDAR ST.).

WHEREAS, the Planning Commission held a public hearing on February 22, 2024; and,

WHEREAS, public notice was given in accordance with Section 18.06 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the criteria as shown in Section 18.06.003 of the Craig Land Development Code are not met.

NOW, THEREFORE, BE IT RESOLVED the Craig planning commission disapproves the request for a variance to allow for the shed to remain as an extension of the current residential structure.

Resolution Approved this 22th day of August, 2024.

Chairman Sharilyn Zellhuber

Alan Lanning, City Planner

CITY USE ONLY

FILE NUMBER _____	FILE NAME _____
DATE RECEIVED _____	BY _____ FEE _____
HEARING DATE _____	NOTIFICATION DEADLINE _____

Applications must be received 15 days prior to the hearing date, which is the fourth Thursday of each month.

VARIANCE APPLICATION

APPLICANT'S NAME David Nelson Jr.

ADDRESS 600 Cedar Street, Craig AK 99921 PHONE 907-401-3231

APPLICANT'S REPRESENTATIVE Self

ADDRESS _____ PHONE _____

PROPERTY DESCRIPTION: LOT 2 BLOCK 10 TRACT _____

SUBDIVISION OR SURVEY NUMBER _____ LOT/PARCEL SIZE 7841

SECTION _____ TOWNSHIP 1430 Craig RANGE _____

To help the Planning Commission gather facts about the proposal, please complete the following:

1. Describe the variance requested (measurement, location, type, etc.) _____

North side of house, established on an existing slab of concrete. 10x28 shed

2. Why is the variance requested? Shed built on concrete slab, close to property line

3. What exceptional physical circumstances or conditions make the variance necessary?

Wet cold climate, lots of rain. Shed provides dry storage area for hunting, fishing supplies. Freezer space

Storage for four wheelers, bikes, kayaks, etc. keeps all items out of the weather for longevity

4. What difficulty or hardship would result if the variance is not granted? _____

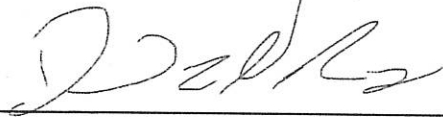
Unable to sell home. Financial deficient for storage rental to accommodate items that will be left out in the weather

5. What effects would the variance have on the surrounding properties? _____

Shed wall on close to property line closer to neighboring home

Dated this 5th day of July, 20 .

I hereby swear that the information contained within and submitted with this application are in all respects true and correct to the best of my knowledge and beliefs.

Signed  Date 07-05-24

The criteria on which approval or denial of a variance are based are listed in CHAPTER 18.06.003(C) of the Craig Municipal Code.

A decision of the Planning Commission may be appealed to the City Council within 30 days of the date of the mailing of the notice of the Commission's decision.

CITY OF CRAIG, ALASKA BUILDING PERMIT APPLICATION

Applicant Information

Name David Nelson Jr.
 Mailing Address _____
 Street Address 600 Cedar Street
 City, State, Zip Craig, AK 99821
 Telephone _____

Owner Information (if not also applicant)

Name _____
 Mailing Address _____
 Street Address _____
 City, State, Zip _____
 Telephone _____

Property Description

Subdivision Name _____
 Survey Number: 1430 Tract Number: _____ Lot Number: 2 Block Number: 10
 Army Corps of Engineers Permit Name and/or Number: _____

Building Activity Information (please check one)

- | | | | |
|--|-----------------------------------|---|--|
| <input type="checkbox"/> Single Family Home | <input type="checkbox"/> Duplex | <input type="checkbox"/> Triplex | <input type="checkbox"/> Fourplex or greater |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch | <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Commercial Building | <input type="checkbox"/> Wannigan | <input type="checkbox"/> Garage | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Mobile Home (Year and Make) _____ | | | |
| <input type="checkbox"/> Travel Trailer (Year and Make) _____ | | | |
| <input type="checkbox"/> Other (Please describe): _____ <u>Lot 10</u> _____ <u>Lot 2</u> | | | |

Height of Building at Roof Eve: _____ Closest setback to property line: _____
 Building Dimensions: _____ Area of building footprint: _____
 What use(s) do you propose for the building? _____

Site Plan

Please complete on reverse side or attached sheet a site plan showing all proposed construction.

Owner's/Applicant's Statement

I acknowledge that I have read this application and state that the above information is correct. I agree to comply with all codes and ordinances of the City of Craig applicable to building and construction, and all land use regulations as pertaining to this permit. Any violation of land management regulations are the responsibility of the property owner. This permit becomes void upon completion of the approved work, or one year, whichever comes first. Work not documented in this application is not authorized by this building permit. I understand that this permit is revocable if work is not completed consistent with this applicant or if work does not comply with the requirements of the City of Craig Municipal Code. I agree to provide the City of Craig with an as-built survey of the lot in the event one is completed for this project.

Signature of Applicant _____ Date _____ Signature of Property Owner (if other than applicant) [Signature] Date _____

Special Conditions of Approval.

The following conditions of approval are made a part of this permit as provided by section 18.06.001B.6 of the Craig Land Development Code:

Permission is hereby granted to perform the above work in compliance with any and all conditions listed above and in compliance with the Craig Land Development Code and all other ordinances of the City of Craig and the State of Alaska pertaining to the construction of buildings.

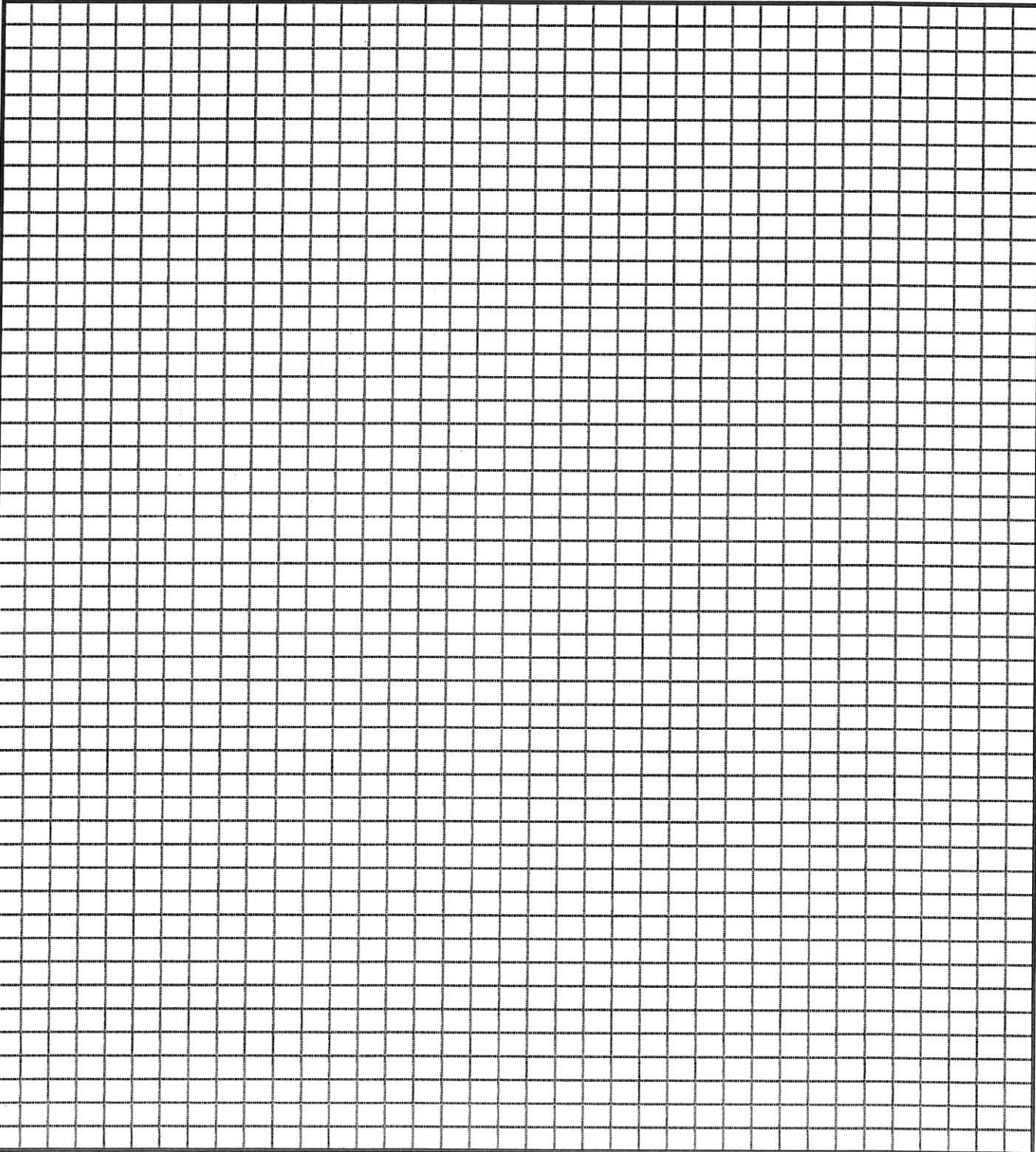
Signature of City Building Official _____ Date 07/05/24

SITE PLAN

Show the items from the checklist below in the drawing grid. The drawing must be legible and accurate.

- Lot lines and dimensions
- Distances from all structures to lot lines
- Proposed structures with dimensions
- All easements, streets, alleys, sidewalks
- Existing structures and their dimensions
- Parking spaces

- Water lines
- Sewer lines
- Electric lines and poles
- Driveways
- North Arrow
- Other pertinent information



**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report
August 22, 2024

Applicant: David Nelson JR.

Requested Action: Variance to allow a rock wall to be erected on the east side of the property, near the edge of the property line and encroaching into the side setback and exceed the height identified in code. As defined a “Variance” means an exception to a standard of a district but not to the use restriction of that district.

Location: Lot 2, Block 10, USS 1430 (600 Cedar St.)

Lot Size: 7,841 SF

Zoning: High Density R-1

Surrounding Uses: North: High Density R-1
West: High Density R-1
South: High Density R-1
East: High Density R-1

Analysis

David Nelson Jr. owns the property located on Lot 3, Block 10, USS 1430 (600 Cedar St. and is seeking approval to construct a new rock retaining wall, as a measure to improve and repair the existing rock wall which is failing, at various locations along the property line, potentially compromising the entire wall, stability of the lot and the stability of the existing home. Details regarding the current rock wall are largely unknown. No building permit was issued, or other permitting process known. After reviewing the code, the repair of an existing non-conforming use could be completed, without a variance application. However, the application is an appropriate avenue, given portions of the wall may need to be placed differently, from what currently exists.

Attached is the Civil Engineering report from Moore Engineering. While a sketch is attached, no formal site plan is attached. Additional information was requested of the applicant, however nothing additional was received. Specifically, both the building permit application and the variance request lack: B. 1.b. (plot plan); i. (Date, north point, scale); ii. (Exterior property boundaries and approximate dimensions); iii. (Locations of all existing and proposed buildings on the property and their approximate distance from lot lines); iv. (Access for ingress and egress); v. (Sewer and water lines serving the property; power poles); vi. (All easements on the property); vii. (Approximate dimension of parking areas and spaces, if applicable

18.05.001, High Density (RH) zone:

E. Property Development Standards, 4. Setbacks. Ten feet from all lot lines.

18.05.003, High Density (RH) zone:

F, Fences, Walls and Hedges. Property line fences and walls, not exceeding six feet in height, may occupy any portion of a yard in residential districts except.....

18.06.001 C. Permits Required.

1. Building Permits required.

2. Exemptions from Building Permits

a. iii. Retaining walls not over four feet in height measured from the bottom of the footing to the top of the wall unless impounding flammable liquids may be placed on or within the property line:

C. 1. Building Permits Required. No structure shall be erected, constructed, converted, relocated, extended, or internally or externally altered without a building permit issued by the city.

Engineering Analysis: Summarizing, the wall is failing due to a variety of factors including poor construction, rocks are too angular and the wall is not properly battered to allow for toe support. Wall Section A: 60ft long, 8-12 feet high, can remain. Section B: 16 ft. section, 12-13 ft high. Needs to be removed and rebuilt using another approved design system. "It is mostly likely that this work will encroach on your neighbor's property." (Not a consideration of approval). C: 10 ft. section providing support for the rest of the main building. Porch corner footing needs rebuild. Height 12ft. Section D: 50 ft. in length, varies in height from 4-12 ft. Needs to be removed entirely and new rockery built 4-8 ft. Including regrading of front yard.

Encroachments will need to be addressed with neighbor. Utility locations are unknown.

Criteria Analysis

Section 18.06.003 of the Craig Land Development Code lists the seven specific criteria that must be met before a variance may be granted.

Criteria 1. There are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which make the variance necessary. *The existing wall is failing, with steep slopes. Appears to be met.*

Criteria 2: The strict application of the provisions of this title would result in practical difficulties or unnecessary hardship. *Strict adherence to wall provisions would cause practical difficulties and unnecessary hardship, both in terms of cost and safety. Condition appears to be met.*

Criteria 3: Granting the variance will not result in physical damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare. *Granting the variance might pose health and safety issues due to the encroachment into*

the required property setback. However, not granting the variance certainly poses health, safety and property risks. Further discussion may be helpful.

Criteria 4: Granting the variance is consistent with the objectives of the comprehensive plan. The proposed use, zoning and location are consistent with the Craig Comprehensive Plan. *In this case, the structure is already built and the repair meets the spirit and intent of the Code. (...permit justifiable exceptions to the requirements of this code when their strict application of the code would result in unnecessary hardship and practical difficulties.) Appears condition met.*

Criteria 5: The special conditions that require the variance are not caused by the person seeking the variance. *Information relative to the timing of the wall and permitting of the wall does not exist in any files and can't be attributed to the current owner with any reliability. The condition appears to be met.*

Criteria 6: The variance will not permit a land use in a zone in which that use is prohibited. The proposed use and construction is allowed in the zone that the property is located in. *See previous code citations. This condition appears to be met.*

Criteria 7: The variance is not sought solely to relieve monetary hardship or inconvenience. *The variance is intended specifically to provide structural integrity both for the wall and the home supported on the lot. This condition appears to be met.*

Recommendation

Generally, it appears Criteria 1-2-4-5-7 have been met, with Criteria 6 perhaps being met. If the Planning Commission determines that the criteria adequately met, the variance should be approved.

Resolutions approving and disapproving are attached.

**CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 631-24-PC**

APPROVING A REQUEST BY DAVID NELSON JR. FOR A VARIANCE TO ALLOW THE ALREADY CONSTRUCTED SHED EXTENSION LOCATED AT LOT 3, BLOCK 10, USS 1430 (600 CEDAR ST.).

WHEREAS, the Planning Commission held a public hearing on August 22, 2024; and,

WHEREAS, public notice was given in accordance with Section 18.06 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the criteria as shown in Section 18.06.003 of the Craig Land Development Code are not met.

NOW, THEREFORE, BE IT RESOLVED the Craig planning commission approves the request for a variance to allow the constructed shed to remain for the property located on Lot 3, BLOCK 10, USS 1430 (600 Cedar St.).

Resolution Approved this 22th day of August, 2024.

Chairman Sharilyn Zellhuber

Alan Lanning, City Planner

**CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 631-24-PC**

DISAPPROVING A REQUEST BY DAVID NELSON JR. A VARIANCE TO ALLOW THE ALREADY CONSTRUCTED SHED LOCATED AT LOT 3, BLOCK 10, USS 1430 (600 CEDAR ST.).

WHEREAS, the Planning Commission held a public hearing on February 22, 2024; and,

WHEREAS, public notice was given in accordance with Section 18.06 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the criteria as shown in Section 18.06.003 of the Craig Land Development Code are not met.

NOW, THEREFORE, BE IT RESOLVED the Craig planning commission disapproves the request for a variance to allow for the shed to remain as an extension of the current residential structure.

Resolution Approved this 22th day of Augustuary, 2024.

Chairman Sharilyn Zellhuber

Alan Lanning, City Planner

CITY USE ONLY

FILE NUMBER _____	FILE NAME _____
DATE RECEIVED _____	BY _____ FEE _____
HEARING DATE _____	NOTIFICATION DEADLINE _____

Applications must be received 15 days prior to the hearing date, which is the fourth Thursday of each month.

VARIANCE APPLICATION

APPLICANT'S NAME David Nelson Jr.

ADDRESS 600 Cedar Street, Craig AK 99921 PHONE 907-401-3231

APPLICANT'S REPRESENTATIVE Self

ADDRESS _____ PHONE _____

PROPERTY DESCRIPTION: LOT 2 BLOCK 10 TRACT _____

SUBDIVISION OR SURVEY NUMBER _____ LOT/PARCEL SIZE 7841

SECTION _____ TOWNSHIP 1430 Craig RANGE _____

To help the Planning Commission gather facts about the proposal, please complete the following:

1. Describe the variance requested (measurement, location, type, etc.) _____

Eastside of house, halfway down property line

2. Why is the variance requested? Repair failed rock wall near neighbors house/propertyline

3. What exceptional physical circumstances or conditions make the variance necessary?

Sinking house, cracked foundation, possible internal home issues, possibly damage of neighbors property if

Not addressed.

4. What difficulty or hardship would result if the variance is not granted? _____

Cracked foundation, sinking home, internal damage. Loss of living, damaged home. Unable to sell in future

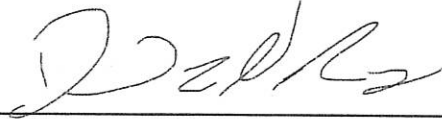
5. What effects would the variance have on the surrounding properties? _____

Wall on property line closer to neighboring home

Dated this 5th day of July, 20 .

I hereby swear that the information contained within and submitted with this application are in all respects true and correct to the best of my knowledge and beliefs.

Signed



Date 07-05-24

The criteria on which approval or denial of a variance are based are listed in CHAPTER 18.06.003(C) of the Craig Municipal Code.

A decision of the Planning Commission may be appealed to the City Council within 30 days of the date of the mailing of the notice of the Commission's decision.

MOORE ENGINEERING

Tracy W. Moore, P.E.

Civil Engineering
Structural
Environmental
Geotechnical

PO Box 397
Craig, Ak 99821

(907) 530-7008 Hollis
(360) 280-3344 cell

David Nelson
PO Box 566
Klawock, Alaska 99925

June 25, 2024

Re: Rockery Wall Failure at 600 Cedar Street Craig, Alaska.

Dear Mr. Nelson,

At your request, I completed a site review and inspection of the Rockery retaining wall constructed on your property. The life of the Rockery wall is unknown but assumed to be in the 10 to 15 year range. Failure of a portion of the wall was observed which occurred in the last year according to the information provided. No effort has been made to repair the wall at this time and the rocks that fell out of the wall are resting on the neighbor's property on the east side of your building. The following are the findings and recommendations from my inspection;

I) System Components

The installed Rockery wall system comprises of large stones stacked in a vertical manner to retain the slope and provide support for your building. The failed section is approximately 16 feet long and there is a vertical slope from the failure about 3 feet from the foundation of your building. There was geotextile fabric placed behind the rockery wall that appears to be supporting the soil under the footing and preventing further damage to the face of the failed wall. The two main reasons for the failure are the lack of proper construction and the movement of the lower foundation stones either by settlement or by water intrusion and lack of rock to rock contact and support.

The stormwater from the roof is collected and is directed away from the failed area of the wall, which is good. This system needs to be improved and more permanently installed.

The size of the rocks used for the rockery are slightly smaller than is recommended and the workmanship of the effort is considered poor. The two main factors for this statement are 1) the rocks are too angular and not fitted well together and 2) the wall is not properly battered to allow for gravity forces to support the toe. In addition the toe rocks are not embedded into the ground

subsurface to prevent sliding and a proper foundation for the base rock does not appear to have been constructed.

II) Findings and Recommendations

The attached sketch provides the basis of my findings and recommendations, which comprise of some repair and replacement, some monitoring, site excavation, and some removal. The cedar street side of the wall (SE) appears to be on the verge of failure and needs to be removed. The back of the wall beyond the failure area (NE) appears the most stable section. I have broken the wall into four segments to better address my findings and recommendations as follows;

Section A

This section of roughly 60 feet in length with wall height of 8 feet to 12 feet. It does not appear to have suffered any distress due to the construction and it can remain. It appears that an annual monitoring plan and inspection should be sufficient for the next 15 to 20 years. Work should be undertaken to rethink the voids in the rock face and monitor drainage to ensure that all drainage is diverted away from the top and bottom of the wall sections. Chinking the bottom four feet with concrete embedded stones would help to ensure stability along with some drain pipe weeps installed along the bottom. Removal of all vegetation in the rocks would also be recommended.

Section B

This is the 16 foot failure section. The wall is 12 to 13 feet in height. This section needs to be removed and rebuilt using a new design for concrete economy block wall system to be designed or another approved design system. To ensure the building does not move; underpinning of the concrete stem wall and footing should be considered. It may be possible to accomplish the work without underpinning if the work is done in short sections say 8 to 10 feet in length at most. Then after completed you could move forward and do another short segment. There is a risk with this option however the repair would be to underpin the foundation anyway would be similar to underpinning before proceeding with the work and I would do this if it was my building knowing the additional risk involved. Additional work in jacking up the building to level if some settlement or a major collapse occurs but, in my opinion, would have a low expectation if working in short segments.

It is mostly likely that this work will encroach on your neighbor's property.

Section C

This section is roughly 10 feet in length and provides support of the rest of the main building and porch footing. The porch footing will most likely experience some movement so rebuilding the corner footing would most likely need to be accomplished. A temporary support would need to be constructed for this support. This section of the wall is approximately 12 feet in height. The

Nelson Rockery Wall Inspection and Report

same treatment for replacing this segment needs to follow the plan for Section B above as the wall will need to be completely removed and replaced with a new designed wall system.

Section D

This wall section is roughly 50 feet in length and varies in height from 12 feet to 4 feet. It has an adverse slope and has either failed or was constructed poorly. Removal of this section is needed in its entirety. Because it is not supporting any structures the yard in this vicinity can be redesigned and excavated to allow for a new wall(s) that could be constructed using a new design or the existing removed rock and constructing a rockery of 4 to 8 feet in height in accordance with the rockery wall standards design and construction techniques. Your front yard would be regraded and lowered in height and even terraced to achieve this work. See attached sketch for additional information.

This work would be on your property but would encroach on your neighbor's driveway which is partially on your property. It may be possible to work a trade by allowing encroachment in sections B and C with the new work and you not utilizing your work in section D to encroach onto the existing driveway of your neighbors. You can probably work out some sort of agreement on this issue.

A cross section sketch has also been provided to indicate my thoughts on how the front wall work would be accomplished.

III) Conclusions

From my visual observations, it is apparent that corrective action is needed in the near term. The fabric separation geotextile is in tension and holding the failed section from causing further slope failure or building damage but it is unknown how long this situation will last. The sections identified above should be accomplished in the near term or as soon as materials and funds can be obtained for the work.

The design work needed for the wall and remaining recommendations could be accomplished in the next couple of weeks should you decide to proceed with the project. I believe that this would be a much cheaper option than that of the cantilevered concrete retaining wall plan you presented to me. I have estimated that option would be in the \$150,000 to \$250,000 range. The contractor price for what I am recommending would be in the range of \$50,000 to \$100,000 range and could be accomplished with local or even homeowner type knowledge at even a reduced price.

One unknown to be resolved is to determine if any utilities are located in the front yard that would be impacted by the excavation work. You should request a locate to verify this issue.

Nelson Rockery Wall Inspection and Report

If you have any questions, or wish to pursue the design of the proposed wall options presented above, please do not hesitate to contact me.

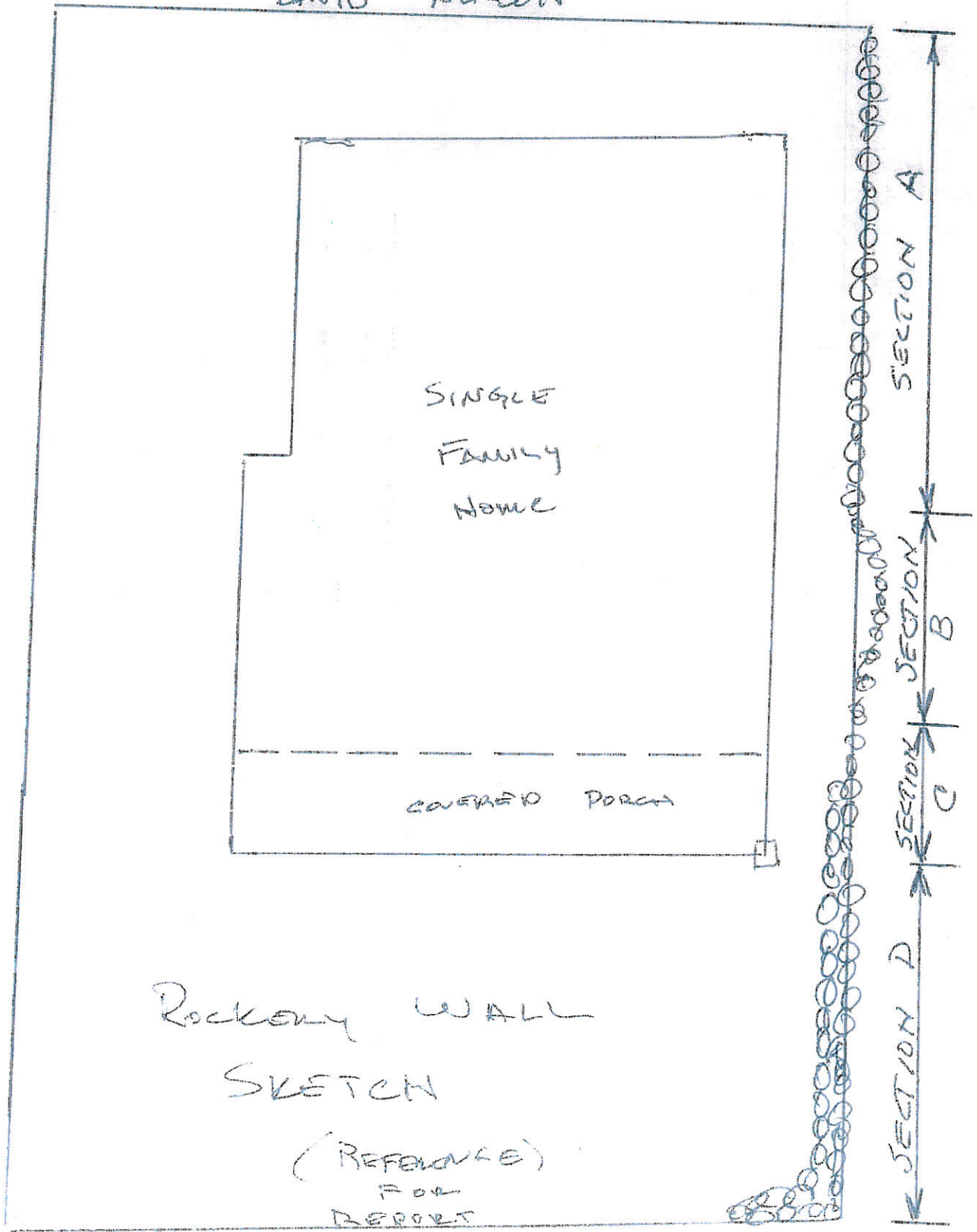
Sincerely,



Tracy W. Moore, P.E.
Consulting Civil Engineer

T. MOORE
6/27/24
HTS

601 CEDAR ST
DAVID NELSON



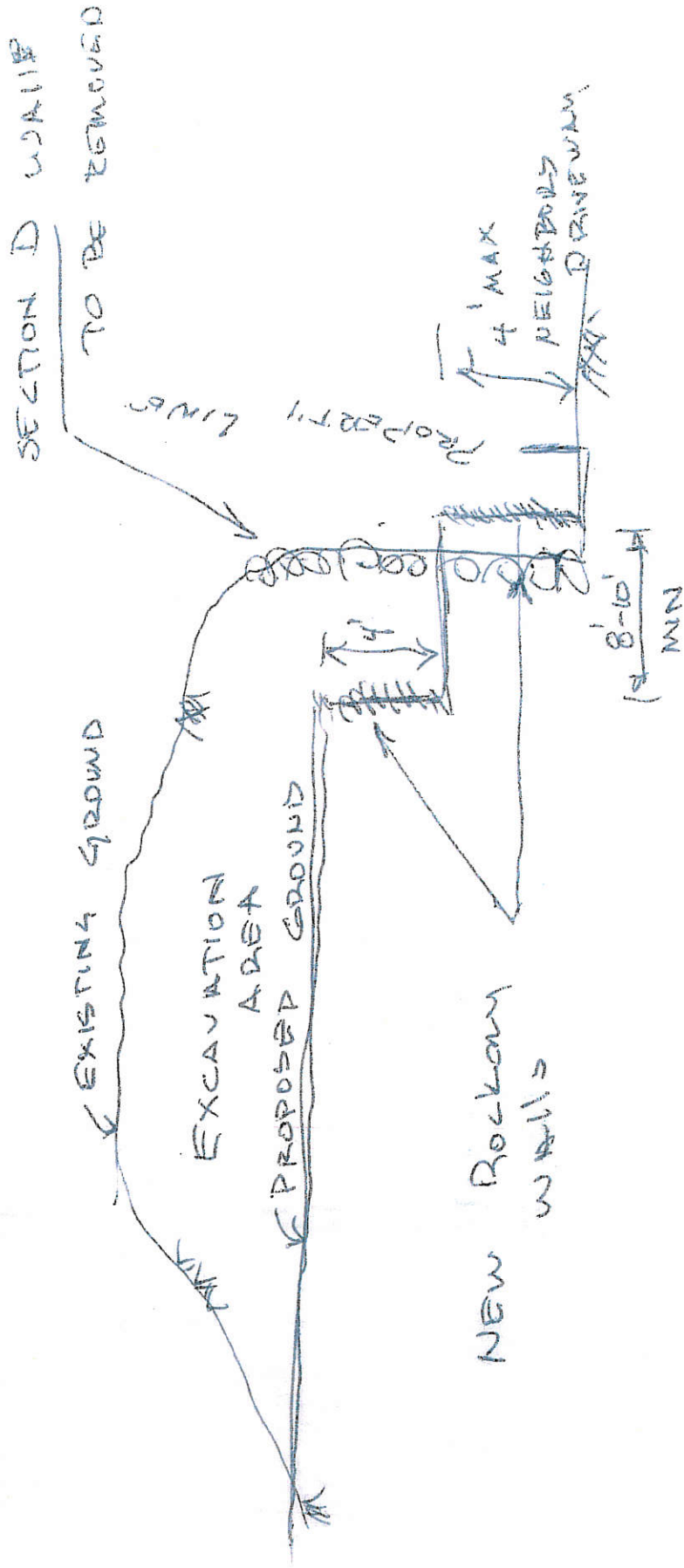
Rocky WALL
SKETCH
(REFERENCE)
FOR
REPORT

CEDAR STREET

SHEET
1 OF 2

DAVID NELSON
601 CEDAR STREET

T. MOORE
6/24/24



TYPICAL SECTION

**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report
August 22, 2024

Applicant: Craig Tribal Association

Requested Action: Approval of Preliminary Plat of Tract A, USS 1429

Location: 100 Main Street

Zoning: Marine Industrial

Surrounding Uses: North: Commercial/Marine Public Land/Marine Industrial
South: Residential
East: Commercial
West: Public Land/Marine Industrial

Analysis

At the regular City Council meeting, July 11, 2024, the Craig City Council passed Ordinance 774; Authorizing the Mayor and/or City Administrator to Negotiate the Terms of a Sale of City Owned Lands Consisting of a Portion of Tract A, USS 1429. On July 24, the Craig Tribal Association submitted a DRAFT Preliminary Plat. After meeting with Mayor Smith and Administrator Templin, a revised Preliminary plat was submitted on July 31, 2024. A copy of the preliminary plat is attached.

No right-of-way is being established by this replat. The lot will remain accessible via Main Street.

Due to the replat itself qualifying as a minor replat, no improvements would be required as a part of the replat.

The language in Certificate of Improvements should reflect the updated language “No Improvements Are Required ForThis Vacation/Replat”.

New language in Certificate of Ownership should reflect the language in the CMC, page 18-66.

Any water or sewer work will require cooperation with the State of Alaska and the City of Craig Public Works Department.

Plat should designated true “N” , true north symbol.

The preliminary plat can be approved, but the final plat should be approved when the following conditions have been 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 two full sized paper copies;

Recommendation

The planning commission review Resolution 632-24-PC, approving the preliminary plat creating Tract A-1 and Tract A-2, Tract A, USS 1429.

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 632-24-PC

GRANTING PRELIMINARY PLAT APPROVAL TO THE CRAIG TRIBAL ASSOCIATION REPLAT TRACT A, USS 1429 CREATING TRACT A-1 and TRACT A-2, USS 1429.

WHEREAS, the Planning Commission held a public hearing on August 22, 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 Cannery Point Long House Subdivision and will grant final plat approval once the following conditions are met:

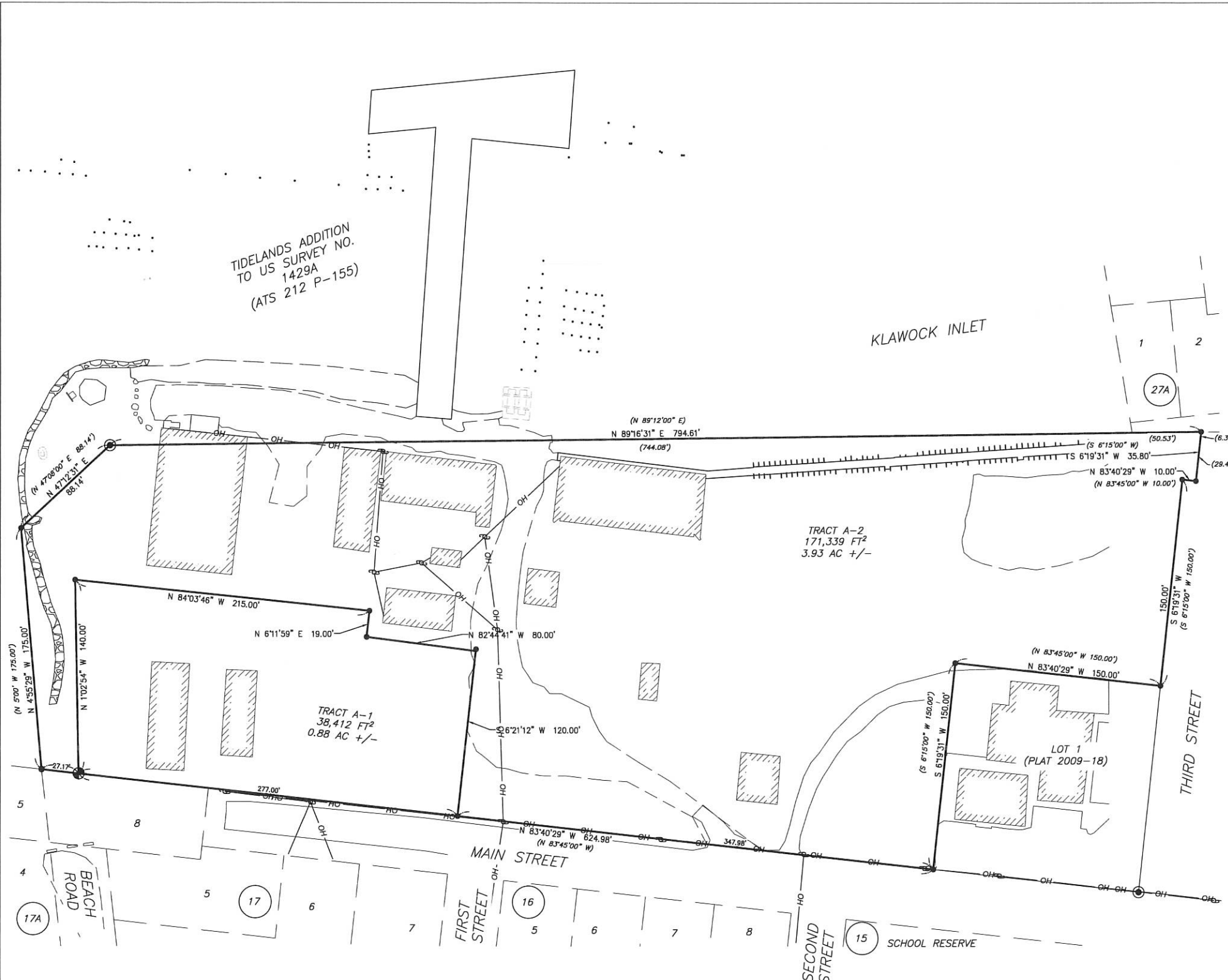
1. A certificate of plat, dated within 30 days of the final submitted plat should be submitted with the final plat.

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 22nd day of August, 2024.

Sharilyn Zellhuber, Chairman

Alan Lanning, City Planner



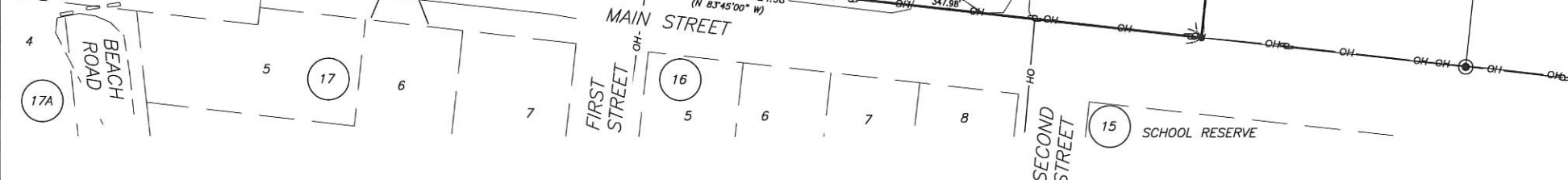
TIDELANDS ADDITION
TO US SURVEY NO.
1429A
(ATS 212 P-155)

KLAWOCK INLET

TRACT A-2
171,339 FT²
3.93 AC +/-

TRACT A-1
38,412 FT²
0.88 AC +/-

LOT 1
(PLAT 2009-18)



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN WITH MY FREE CONSENT.

DATE _____

CITY OF CRAIG _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY: _____
PERSON APPEARING BEFORE ME

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

TAX STATEMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSIGNMENTS AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

DATE _____ CITY CLERK _____

CERTIFICATE OF IMPROVEMENTS

ALL IMPROVEMENTS HAVE BEEN EXAMINED AND APPROVED BY CITY OF CRAIG THIS _____ DAY OF _____, 20____.

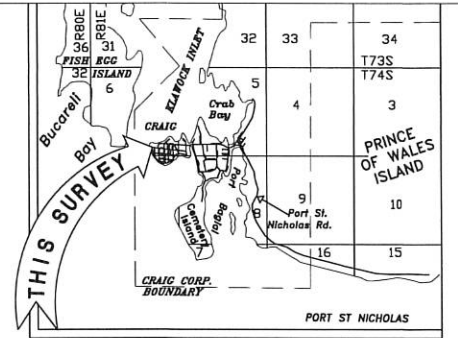
DATE _____ PUBLIC WORKS DIRECTOR _____

DATE _____ CITY PLATTING OFFICIAL _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CRAIG LAND DEVELOPMENT CODE - SUBDIVISION ORDINANCE.

DATE _____ CITY PLATTING OFFICIAL _____

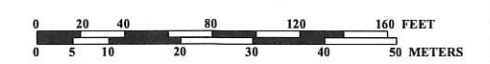


VICINITY MAP:
SOURCE: U.S.G.S. QUADRANGLE CRAIG (C-4), ALASKA 1985
1" = 1 MILE

- NOTES**
- THE EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL AND CALCULATE THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
 - SET 30" LONG 5/8" DIAMETER REBAR WITH 2" ALUMINUM CAP WITH PLASTIC INSERT AT LOCATIONS AS INDICATED ON THIS PLAT, STAMPED AS SHOWN IN THE TYPICAL.
 - THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - REFERENCE WITHIN THE KETCHIKAN RECORDING DISTRICT:
 - U.S.S. NO. 1429 A (EXCEPTED JANUARY 24TH 1923)
 - PLAT 2009-18 CRAIG CANNERY SUBDIVISION
 - MEANDER LINE THIS SURVEY FOR TRACT A-2 IS DERIVED FROM THE ORIGINAL USS 1429A. IT IS THE SURVEYORS PROFESSIONAL OPINION THAT THIS MEANDER BOUNDARY IS NO LONGER "NATURAL". ACCORDING TO LONG STANDING RIPARIAN CASE LAW IN THE UNITED STATES A RIPARIAN BOUNDARY BECOMES FIXED AND LIMITED TO THE LAST KNOWN LOCATION OF THE ORIGINAL MEANDER LINE ONCE IT HAS BEEN ALTERED BY HUMAN INTERFERENCE OR BY AN AVULSIVE ACT. IN THIS INSTANCE IT IS HAS BEEN PREVIOUSLY ACCEPTED THAT THE LINE SURVEYED DURING THE ORIGINAL USS 1429A AND RECORDED FIELD NOTES AS EXCEPTED JANUARY 24TH 1923, IS THE APPROPRIATE BOUNDARY AND I CONCUR WITH THOSE PRIOR DECISIONS.

SCALE 1"=40'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

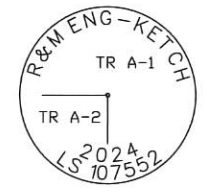


1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

LEGEND

	PRIMARY MONUMENT RECOVERED THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	SECONDARY SET THIS SURVEY
	SURVEYED
	BOUNDARY LINE THIS PLAT
	MEASURED DATA
	RECORD DATA
	KETCHIKAN RECORDING DISTRICT

TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SET 5/8" X 30" LONG REBAR (UNLESS OTHERWISE NOTED) AND 2" ALUMINUM CAP WITH PLASTIC INSERT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN AND THAT ALL DIMENSIONS SHOWN ARE TRUE AND CORRECT.

DATE _____

PRELIMINARY

CHRISTOPHER G. PIBURN, PLS # 107552

R&M ENGINEERING-KETCHIKAN, INC.

7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-7917
Fax: (907) 225-3441

7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 826-2394

CERTIFICATE OF AUTHORIZATION #: C576

CANNERY POINT LONG HOUSE

A SUBDIVISION OF TRACT A PLAT 2009-18, CRAIG CANNERY SUBDIVISION
LOCATED WITHIN U.S.S. 1429A, KETCHIKAN RECORDING DISTRICT
CONTAINING 4.82 ACRES +/-
CITY OF CRAIG, ALASKA

SURVEYED BY: EBH	DRAWN BY: EBH
DATE: JULY 2024	DATE: APRIL 2024
SCALE: 1"=40'	CHECKED: CGP
	R&M PROJECT NO: 232781