

CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of October 24, 2024
7:00 p.m., Craig City Council Chambers

Roll Call

Sharilyn Zellhuber (Chair), John Moots, Barbara Stanley, Jeremy Crews, Haley Armstrong

Swearing in of Commissioner: Haley Armstrong

Approval of Minutes

- June, 2024 minutes
- August, 2024 minutes

Public Comment

Public Hearing and New Business

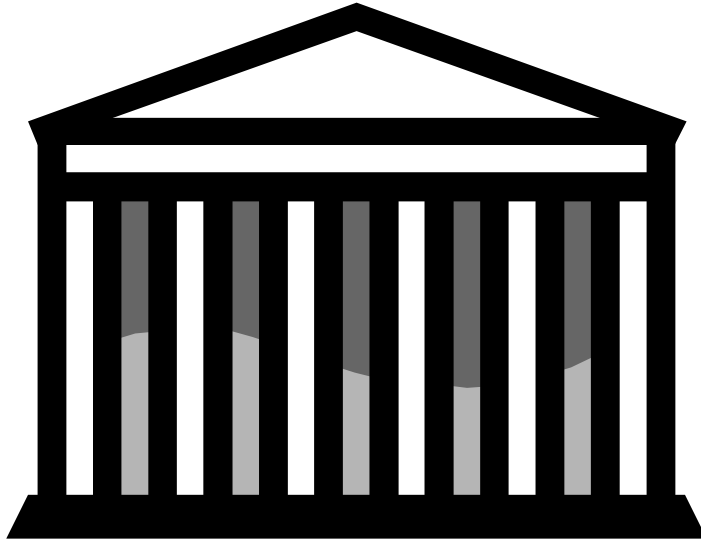
1. RC Car Track Proposal — Public Comment
See letter to City Administrator dated 6-25-24. See conceptual photos attached.
See attached photos.
2. PC Resolution 633-24-PC — Rezone Tract A-1, USS 1429 (102 Main Street)
owned by the Craig Tribal Association from Marine Industrial to Commercial
Zoning.
3. Title 16: Review and Amendments with City Council Members

Old Business:

1. None

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.



PLANNING COMMISSION
OATH OF OFFICE

I, Haley Armstrong, do solemnly affirm that I will honestly, faithfully, and impartially perform my duties as Planning Commission member for the City of Craig, Alaska, to the best of my ability and that I will support and comply with the land use ordinances of the City of Craig, Alaska, to the best of my knowledge.

Signature
Term expires in January, 2025

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of June 4, 2024

Roll Call

Present were Commissioners Sharilyn Zellhuber (Chair), John Moots, Barbara Stanley, and Jeremy Crews. Commissioner Kevin McDonald was absent excused.

Also present was Brian Templin (staff), Michael Kampnich, Brenda Demmert (telephonic), and Kathy Peavey (telephonic).

Public Comment

There was no public comment during open comment.

Public Hearing and New Business

1. Interpretation and Discussion/Direction from Planning Commission Regarding Brenda Demmert Request to Allow B&Bs to be Operated in Accessory Structures. Brian reported that Brenda Demmert owned property on Hamilton Drive and was permitted to operate a B&B on the property. Brenda had submitted an email asking to be able to live in a second residential structure when B&B guests were present.

Brian shared that he interpreted the existing zoning code such that the B&B in the structure was not an allowed use unless it met all of the requirements, including owner occupation. If the commission agreed with this interpretation, then it should not be allowed under the existing code and a variance would not be an appropriate tool to make an exception since under municipal code and state law a variance cannot be used to allow a use that is otherwise not allowed under the zoning code. The commission discussed this and ultimately agreed with Brian that the use was not allowed under these circumstances and a variance would not be appropriate. During this discussion Brenda joined by teleconference and shared with the commission her concerns about being in the B&B while Larry was out fishing. She also commented on the benefits of allowing B&Bs in Craig to operate as she suggested under these conditions.

Kathy Peavey also commented in support of Brenda's request.

Brian told the planning commission that the other alternative would be to change the definition of Bed and Breakfast in the municipal code to allow for occupancy of one structure while conducting the B&B in another structure. The commission discussed this option. Much of the discussion focused on the potential consequences to housing with a change in code. There was some discussion about auxiliary dwelling units (ADUs) used in other jurisdictions as a way to allow additional small dwelling units on properties. It was noted that many jurisdictions prohibited these ADUs from being used as short term lodging.

At the end of the discussion the commission was interested in a future discussion of ADUs and whether or not that should include a change to allow uses as suggested by the Demmerts.

While the commission was sympathetic to the Demmerts, at the end of the discussion the commission decided not to move forward with any changes to the municipal code. The commission asked Brian if the Demmerts could ask the city council to take some action. Brian answered that they were welcome to bring the issue to the city council, but it was likely that the council would simply send the issue back to the planning commission for discussion.

No action was taken on this item.

2. Discussion regarding requiring engineered plans for retaining wall construction. Brian asked the chair to add a quick discussion on an issue that was brought up by Councilman Michael Kampnich. Brian reported that the previous planner had been dealing with some failing retaining wall issues over the past couple of years. Brian also reported the Mr. Kampnich had expressed an interest for the city to require some development standards or engineering for retaining walls.

Brian said that additional development standards would be similar to creating building code enforcement and would put the city in a position of additional liability without having qualified staff. A better solution would be to require stamped/signed engineered designs for all retaining walls that met some set criteria. Likely the criteria would include all retaining walls above a certain height (there was discussion of four feet or six feet) or retaining walls placed on tidelands.

After some discussion the planning commission was generally in favor of requiring engineered design for these retaining walls and asked Brian to bring some language back to the commission at a future meeting for consideration.

Old Business

The commission asked about progress in hiring another planner. Brian said that the applicant that was offered the job withdrew his name from consideration after his in person visit and council meeting. Brian said that the position is being readvertised but there have been no additional applications.

Adjourn

A motion was made and seconded to adjourn the meeting at 8:05 pm.

MOTION TO ADJOURN

CREWS/STANLEY

APPROVED

Chairman Sharilyn Zellhuber

Brian Templin, City Administrator

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of August 22, 2024

Roll Call

Present were Commissioners Sharilyn Zellhuber (Chair), John Moots, Barbara Stanley, Jeremy Crews was absent as was Commissioner Kevin McDonald.

Also present was Brian Templin (staff), Alan Lanning (staff), Shawn Thomas, Kasey Smith, Clinton Cook, Josh Bennett, Justia Cook.

Minutes: It was noted, minutes from the previous meeting were not attached and they would be available at the next meeting.

Public Comment

There was no public comment during open comment. However, there was an audience comment regarding the lack of information regarding both requested variances. Administrator Templin explained the lack of file information and the uncertainty of the project/structure timelines.

There was one comment as to why the meetings were so late and it was explained this was the usual time for Planning Commission meetings.

Public Hearing and New Business

1. Discussion regarding Variance 630-24-PC: Variance regarding a shed addition located at 600 Cedar St. owned by David Nelson Jr. Chair Zellhuber introduced Variance 630-24-PC. It was noted David Nelson was asking for the shed to be allowed to be permanent. It was noted that Mr. Nelson was not present and no one was there to represent Mr. Nelson. Planner Lanning indicated two photos of the addition were taken and available for review. Chair Zellhuber read the staff presentation presented in the packet. The structure was built without a building permit and was built entirely into the setback. The Chair indicated for approval the variance request would need to meet the criteria listed in Section 18.06.001. Commissioner Stanley asked if notifications had been sent to the neighbors. Planner Lanning responded affirmatively. Planner Lanning was asked if he had received any comments back and he indicated he had not. Each Criteria was read and the Commissioners present agreed none of the criteria had been met. Commissioner Moots asked if the structure was right on the property line and indicated that would hinder the neighbor and also indicated the difficulty created for fighting fires under criteria 3. Chair Zellhuber indicated she agreed with the Planner's assessment that the variance request did not meet any of the criteria required for approval of the variance. No additional comments were received and Commissioner Moots moved to disapprove the request, 2nd by Commissioner Stanley. No further discussion, Variance 630-24-PC disapproved 3-0. Commissioner Stanley asked after the vote if Mr. Nelson understood the severity

- of the shed encroachment and the lack of building permit. Planner Lanning indicated he believed Mr. Nelson understood the severity and that after repeated attempts there was little to no communication from Mr. Nelson. Administrator Templin indicated that prior to Mr. Lanning starting, he had a pointed conversation with Mr. Nelson regarding requirements and indicating to Mr. Nelson a variance was unlikely to be approved.
2. Discussion regarding Variance 631-24-PC: Variance regarding the engineering and reconstruction of a failing rock wall on the property located at 600 Cedar St owned by David Nelson Jr. The applicant was asking for the rock wall to be reconstructed exceeding height restrictions in certain locations and be placed within the 10-foot setback restriction. Planner Lanning indicated a picture of the existing rock wall had been provided in the packet. Commissioner Stanley indicated she had stopped by and taken pictures of the rock wall and had spoken with the neighbor. Planner Lanning indicated he had not received any comments from the neighbors nor had he engaged in any conversations with Mr. Nelson regarding the rock wall. He stated the engineering report was in the packet. The conversation centered on the height of the rock wall and the encroachment into the setback and already existing condition. Also, there was no record of the age of the wall and there was no building permit. Administrator Templin indicated he had talked with Mr. Nelson and little documentation was available and that the wall had probably been rebuilt a couple of times. The wall probably predates the current zoning code. Chair Zellhuber indicated there was no clarity on which of the plans was preferred and Planner Lanning stated that would have to be clarified with the building permit, whether terraced or other. Administrator Templin indicated the previous planner had been working with the owner for months and it was known that an engineered stamped set of drawings would be required prior to a building permit being issued, but had not been received as yet. Administrator Templin stated the variance was not dependent upon having the engineering report, but would be more closely tied with the building permit when issued. Commissioner Stanley indicated the wall was built well before the home and a search of the records showed the wall was there previous to the home. Administrator Templin assumed the wall was built over numerous years and in pieces, over decades. Chair Zellhuber proceeded through the criteria, in Section 18.06.001. It was agreed by the Commissioners that all criteria had been met. Commissioner Stanley moved to approved, 2nd by Moots, Approved 631-24-PC; 3-0.
 3. Subdivision Application; Craig Tribal Association, Cannery Point Long House preliminary plat subdividing a portion of Craig Cannery Tract A, creating Tract A-1 and Tract A-2, 632-24-PC. Questions regarding the two buildings were existing, affirmative, those are approximate locations. Mr. Cook indicated the long house would be a multi-function building. Some discussion about zoning, including some mixed use, but has not been settled. Administrator Templin indicated some minor revisions as part of the approval, that were code based and small errors. Moots moved to accept subdivision plat, Stanley 2nd, 632-24-PC approved 3-0 incorporating all staff conditions.

Old Business

The commission discussed the unfilled commission seat and two names were forward as possibilities, Haley Armstrong and Chad Johnson. Administrator Templin suggested both be contacted and indicated City staff would post the opening, seeking an appointment by the Mayor for ratification at the September 19, City Council meeting. All were in agreement.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:48 pm.

MOTION TO ADJOURN

MOOTS/STANLEY

APPROVED

Chairman Sharilyn Zellhuber

Brian Templin, City Administrator

CITY OF CRAIG MEMORANDUM

To: Planning Commission
From: Brian Templin, City Administrator
Date: October 17, 2024
RE: RC Car, recreational RC Track

The Craig City Council has requested review of the request by Prince of Wales Electronics outlining permission to transition the basketball court located at the park on east Hamilton into a recreational RC Car Track. The Planning Commission should review the submission and verify that the proposed use meets the existing zoning, take and consider public comments, if any, and prepare a recommendation for the City Council based on public comments and the submitted information.

The park was developed as a cooperative project between the National Park Service and the Alaska Division of Parks and Outdoor Recreation through the Land and Water Conservation Fund. The park appears to date back to the '90s but was not established in 1983 according to the City of Craig Parks and Urban Forestry Plan which identifies the area as a potential site for a future park.

The existing basketball court appears to have been built on a surface that was inadequately prepared to prevent settling, likely woody debris that has since deteriorated in the foundation causing the settling. Full repair of the basketball court would require foundation repair, releveling, and repouring of the concrete pad.

Recommendation: Review the proposal put forth by POW Electronics and consider public comment. With the information provided, consider if the proposed use is something the Planning Commission would recommend to the City Council for adoption and/or if any limitations, alternatives, or considerations should be observed in light of public comment and discussion.

Prince of Wales Electronics
P.O. Box 861
Craig, AK, 99921
powelectronics@mail.com
907-617-4641
6/25/2024

Brian Templin
City of Craig
500 3rd St.
Craig, AK, 99921

Dear Mr. Templin,

I hope this letter finds you well. My name is Summer Kohler, and I am writing to formally express my interest in repurposing the old basketball court located at 1901 Hamilton Drive; Craig, AK. We would like to clean up the area and build a RC (Radio Controlled) car track for the community.

RC car racing is a growing hobby that brings together enthusiasts of all ages and fosters a sense of community, sportsmanship, and technical skill development. The old basketball court presents an excellent opportunity to repurpose an unused space for a positive and engaging community activity. The space will be open to the community to use whenever they would like and events would be held by organizations for the community.

Proposal Details

1. Objective:

To transform the old basketball court into a recreational space for the community. Build a RC car racing track, providing a safe and controlled environment for hobbyists and spectators to enjoy their pastime.

2. Community Benefits:

- Recreational Activity: RC car racing offers a fun and safe recreational activity for individuals of all ages and families in the community.
- Skill Development: Participants will have the opportunity to develop technical skills related to robotics, electronics, mechanics, and engineering.
- Community Engagement: Organizing races and events can foster community spirit and create a platform for social interaction, sportsmanship, and networking.
- Community Programs: The space will be open to any organizations to use for their programs or events. For example, the schools could utilize it for hands-on learning opportunities in robotics and engineering for students and families, or for wellness and sobriety groups for the community.

3. Implementation Plan:

- Initial Cleanup: We will volunteer our labor and organize any other community members that wish to volunteer to clean up the court, fix the fence, remove debris and rubbish, new landscaping, and ensure the area is safe for use.
- Track Setup: Temporary and removable track boundaries and obstacles will be installed to create a functional racing environment without causing any permanent damage to the court.
- Maintenance: Regular maintenance will be conducted by our team to ensure the area remains clean and the track is in good condition.
- Safety Measures: Adequate safety measures will be implemented to protect participants and spectators, including supervision at organized events, proper maintenance and cleaning, and the use of barriers and signage.

4. Support and Funding:

- Our company will provide all the funding for the clean up, updates, and maintenance for the area.

5. Requested Action:

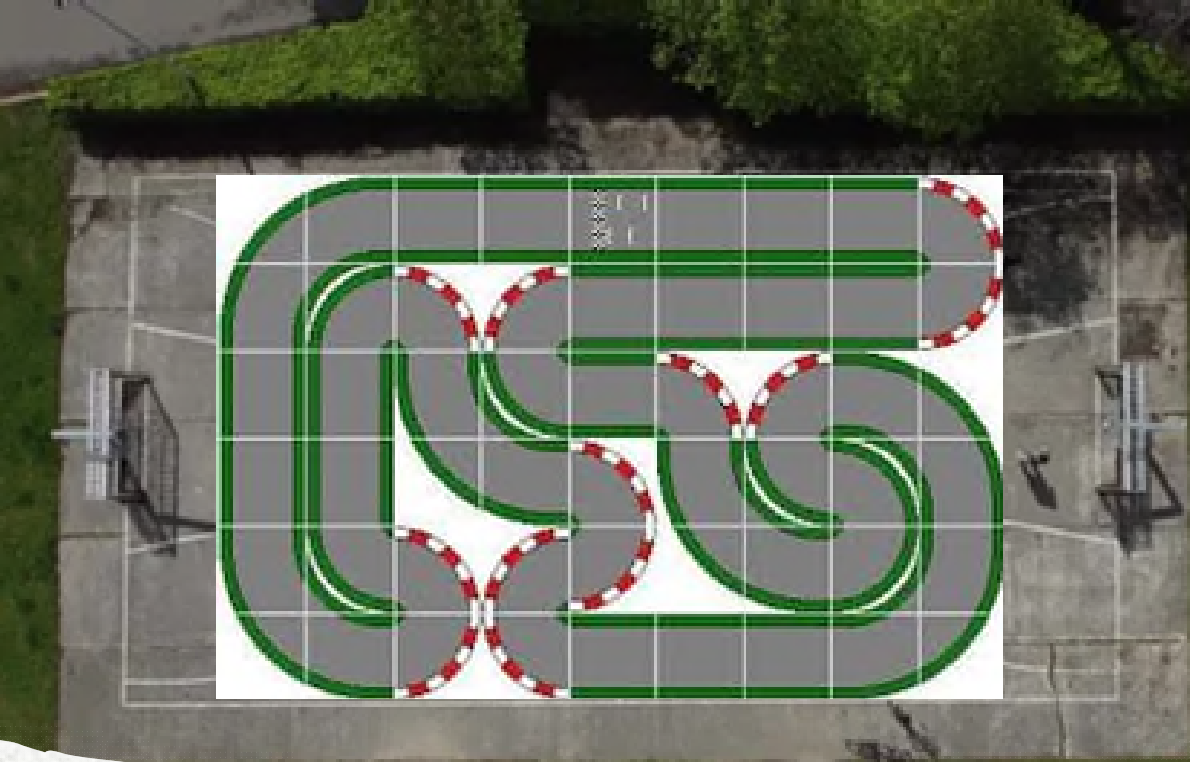
- I kindly request permission from your office to use the basketball court for the purpose of RC car racing.
- Additionally, any guidance or requirements from your office regarding this proposal would be greatly appreciated.

I am confident that this project will bring substantial benefits to our community and make productive use of an otherwise neglected space. I am more than willing to discuss this proposal in further detail and address any questions or concerns you may have.

Thank you for considering my request. I look forward to the opportunity to work together to bring this exciting project to fruition.

Sincerely,

Summer Kohler
Prince of Wales Electronics



Transforming unusable old
basketball court

Into a usable community
recreational RC Track and
providing upkeep for it and the
surrounding area.



What we need...

- Full access of basketball court
- Landscaping for the court and surrounding area
- A few yards of dirt to fill in basketball court for track
- Removeable barriers

*All cost and labor will be provided by Prince of Wales Electronics and volunteers

Fun For The Whole Community

- We want to bring the community together for action packed racing events.
- Our plan is also to provide a safe and fun place for the kids to go after school. Free for use R/C track is a great option for the kids to strengthen their R/C skills and get track time.
- To promote the use of the track, we will hold community events such as races, mud bogs, tractor pulls, rock crawling and much more.
- We want to give our kids and adults of the community a safe and clean location to join in on epic outdoor activities





- **Prince of Wales Electronics** strives to create a fun and educational learning environment that is inclusive, educational, promotes teamwork. Allowing the community to come together. Integrity, hard work and community involvement through STEM focused racing. Educational programs are the cornerstones of our business. We strive to have a place where families can come together in a strong and health community and a healthy environment. Bring the hole family and have a picnic for the day. This is a place where families and people of all generations can connect in a fun and supportive community.
- Using Drones, RC Racing, and more to spark excitement in people of all ages and help them to learn, grow and compete in technology sports is our mission.
- Through educational and recreational programs that involve technology and STEM focused learning in a fun environment we will continue to build this community and connect with families all over Prince Of Wales Island.
- Creating an R/C club for users of all ages. Members receive discounts on parts and services for vehicles. Special events for members. As well as priority notification on deals and events.
- Become a Member Today! Becoming a member promotes community and fellowship. It can give the individual a sense of independence as well as a place to make new friends. Your yearly membership allows us to continue building this amazing community.

CITY OF CRAIG MEMORANDUM

To: Craig Planning Commission
From: Brian Templin, City Administrator
Date: October 17, 2024
RE: PC Resolution 633-24, Rezoning Tract A-1, USS 1429 from Marine Industrial to Commercial

The Craig Tribal Association (CTA) has applied to rezone Tract A-1, USS 1429, a 38,412 sqft parcel, from Marine Industrial to Commercial zoning. This rezoning is part of an effort by the CTA to utilize the space for cultural activities and community gatherings and is a continuation of an effort by the CTA to subdivide and purchase the property in question.

At this time, Tract A-1 is occupied by two old, largely unused buildings from the old Ward Cannery. Neither building has been used recently for Marine Industrial purposes, although the westernmost building was used as a haunted house for a number of years. Water, sewer and power will need to be installed on the property as any old systems that remain are quite deteriorated and unusable. The property is accessible from Main Street.

Commercial zoning appears to be more in line with the proposed uses and better matches the location of the tract than Marine Industrial. There is currently a gap between other existing commercial operations (First Bank being the nearest commercial lot) and Tract A-1. However, it is likely that as Tract A-2 is further developed, additional commercial lots on the property may close this gap as not all parts of the property are appropriate for Marine Industrial Zoning.

As the CTA has outlined desired buildings for the property, it would be appropriate to see a more developed parking plan with this application. Information submitted to the Craig City Council for the meeting on June 11th, 2024 included a siteplan depicting an 80' x 100' (8,000 sqft) long house, a 75' x 90' Discovery Building (6,750 sqft), and a 50' x 30' (1,500 sqft) carving shed; a proposed total footprint of 16,250 sqft (please see attached plan). Parking requirements are outlined in Section 18.14 of the Craig Municipal Code. Community buildings as described require a minimum of one parking space for each 300 square feet of gross floor area, requiring up to 55 parking spaces on Tract A-1 to support the proposed use.

Recommendation: Review the submitted application and determine if the submitted information is sufficient to recommend a rezone for approval to the City Council. If enough information is present, recommend approval to rezone Tract A-1, 1429 from Marine Industrial to Commercial. If information is insufficient, the planning commission should postpone the issue until the November meeting with a request to the applicant to submit a parking plan and/or updated siteplan.

**CITY OF CRAIG
PLANNING COMMISSION**

RESOLUTION 633-24-PC

RECOMMENDING APPROVAL OF A REQUEST BY THE CRAIG TRIBAL ASSOCIATION TO REZONE TRACT A-1 FROM MARINE INDUSTRIAL TO COMMERCIAL ZONING.

WHEREAS, the Planning Commission held a public hearing on October 24, 2024; and,

WHEREAS, public notice was given in accordance with Section 18.06.004 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.004 of the Craig Land Development Code are met as follows:

1. That the proposal is consistent with the policies of the Craig Comprehensive Plan, the Craig Coastal Management Program, the Craig Municipal Code and other applicable ordinances.
2. That the proposed designation is compatible with other existing or proposed designations in the area affected by the proposal. Compatibility is evaluated based on the permitted uses and their effects on the following:
 - a. The level of noise, odor, smoke, dust, or other objectionable pollutants that would be created and their effects on surrounding areas;
 - b. The health and safety of persons or property;
 - c. The land, air, and water or habitat quality;
 - d. Property values in the area;
 - e. Volume and type of traffic generated and the effect alterations in traffic volumes and patterns would have on health and safety;
 - f. Availability of adequate off-street parking for the uses permitted in the land use or zone designation;
 - g. Trees or shrubs designated for: habitat protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations.
3. That additional utilities required by the proposed designation 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.
4. That the land use or zone change does not create a shortage of land in the current land use or zone designation.
5. That there is a community need for the change.
6. That the proposed designation will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless:
 - a. There is a documented public need for the proposed use,
 - b. there is no alternative site, and

- c. the public good will be served better by the proposed use than by a water dependent or water related use.
- 7. That other relevant objections made evident at the public hearing are addressed.

NOW, THEREFORE, BE IT RESOLVED that the Craig Planning Commission recommends that the Craig City Council approve the request from the Craig Tribal Association to rezone Tract A-1, USS 1429 from Marine Industrial to Commercial zoning.

Approved this 24th day of October, 2024.

Chairman Sharilyn Zellhuber

Brian Templin, Craig Administrator

CITY USE ONLY

FILE NUMBER 241024 FILE NAME RZ 241024

DATE RECEIVED 10/9/2024 BY _____ FEE _____

HEARING DATE 10/24/24 NOTIFICATION DEADLINE 10/11/24

Zoning and/or Land Use Change Application

Applicant's Name Craig Tribal Association

Address P.O. Box 828 Telephone No. 907-826-3996

Applicant's Representative (if applicable) Clinton E. Cook

Address P.O. Box 828 Telephone No. 907-401-0391

Subject Property Legal Description: Lot _____ Block/Tract A-1 Survey Number US 1429

Lot Size: 38,412 sq ft Subdivision Name CTA - Cannery Point

Township: Craig Range: _____

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

1. Describe the proposed zone change: Moving from Marine / Industrial to Commercial

2. What noise, odor, smoke, dust, or other pollutants could be caused if the zoning designation changes? After construction noise and other pollutants should be minimal

3. What types of uses are currently located within 300 feet of the proposed zone change? Residential, City operations at web-loft

4. What types and sizes of buildings, signs, storage and loading areas, screens, etc. are planned should the zone designation be changed (size, height, type)? Cultural gatherings, community gatherings, cultural activities

5. What utilities will be needed should the proposed zone change be adopted? _____

CTA needs to install water, sewer, power

6. What road(s) provide access to the property proposed for the zone change? City owned

roads

7. What type and volume of traffic will be generated by the proposed zone change? _____

During special events, daily volumes should be minimal.

8. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)?

Parking east of property & Add parking to South East.

9. Why do you feel that there is a need for the change?

Commercial is the most fitting use for this land and future operations, that is currently offered in the Municipal Code

10. What alternative sites are there?

Have the city create a zone for cultural purposes / tourism.

The criteria by which a zone/land use change application is approved or denied is listed in Chapter 18.06.004.C-F 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 8th day of October, 2024

Applicant

Applicant

Clint S. Cook a for CTA

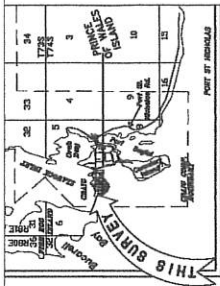
Authorization for Agency

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 8th day of October, 2024.

Signature(s) of deed holders: Clint S. Erickson



VICINITY MAP:
SOURCED U.S.G.S. QUADRANGLE CRAIG (C-4), ALASKA 1983
1" = 1 MILE

- NOTES**
1. THE EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO ESTABLISH THE SUBDIVISION BOUNDARIES AS SHOWN ON THIS PLAN.
 2. SET 30" LONG 3/8" DIAMETER REBAR WITH 2" ALUMINUM CAP WITH PLASTIC INSERT AT LOCATIONS AS INDICATED ON THIS PLAN, STAMPED AS SHOWN IN THE TYPICAL.
 3. THESE MONUMENTS WERE SET BY THE SURVEYOR USING THE PROVISION ASSEMBLY AT THE 98 PERCENT CONFIDENCE LEVEL OF 61.5 FEET PLUS 165 PPM.
 4. THE BASIS OF SURVEYING AND THE REBAR WAS RECOVERED TO THE ORIGINAL FIELD INSTRUMENTS.
 5. A REFERENCE WITHIN THE KETCHIKAN RECORDING DISTRICT TO THE ORIGINAL SURVEYING INSTRUMENTS IS RECORDED IN U.S. PATENT NO. 4,816,000, U.S. GEOLOGICAL SURVEY, ALASKA.
 6. REBAR LINE FOR TRACT A-2 IS DERIVED FROM THE ORIGINAL SURVEY. IT IS THIS SURVEYOR'S PROFESSIONAL OPINION THAT THE BOUNDARY LINE IS NOT CORRECTLY SHOWN ON THE ORIGINAL SURVEYING INSTRUMENTS. THE BOUNDARY LINE IS DERIVED FROM THE ORIGINAL SURVEYING INSTRUMENTS AND IS SHOWN ON THIS PLAN AS A DASHED LINE. THE BOUNDARY LINE IS DERIVED FROM THE ORIGINAL SURVEYING INSTRUMENTS AND IS SHOWN ON THIS PLAN AS A DASHED LINE. THE BOUNDARY LINE IS DERIVED FROM THE ORIGINAL SURVEYING INSTRUMENTS AND IS SHOWN ON THIS PLAN AS A DASHED LINE.

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADAPT THIS PLAN WITH MY FREE CONSENT.

DATE _____
CITY OF CRAIG _____

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC FOR ALASKA
BY COMMISSION EXPIRES _____

TAX STATEMENT
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS AND OTHER CHARGES, INCLUDING TAXES TO BE PAID ON THE TAX ROLL HAVE BEEN PAID.

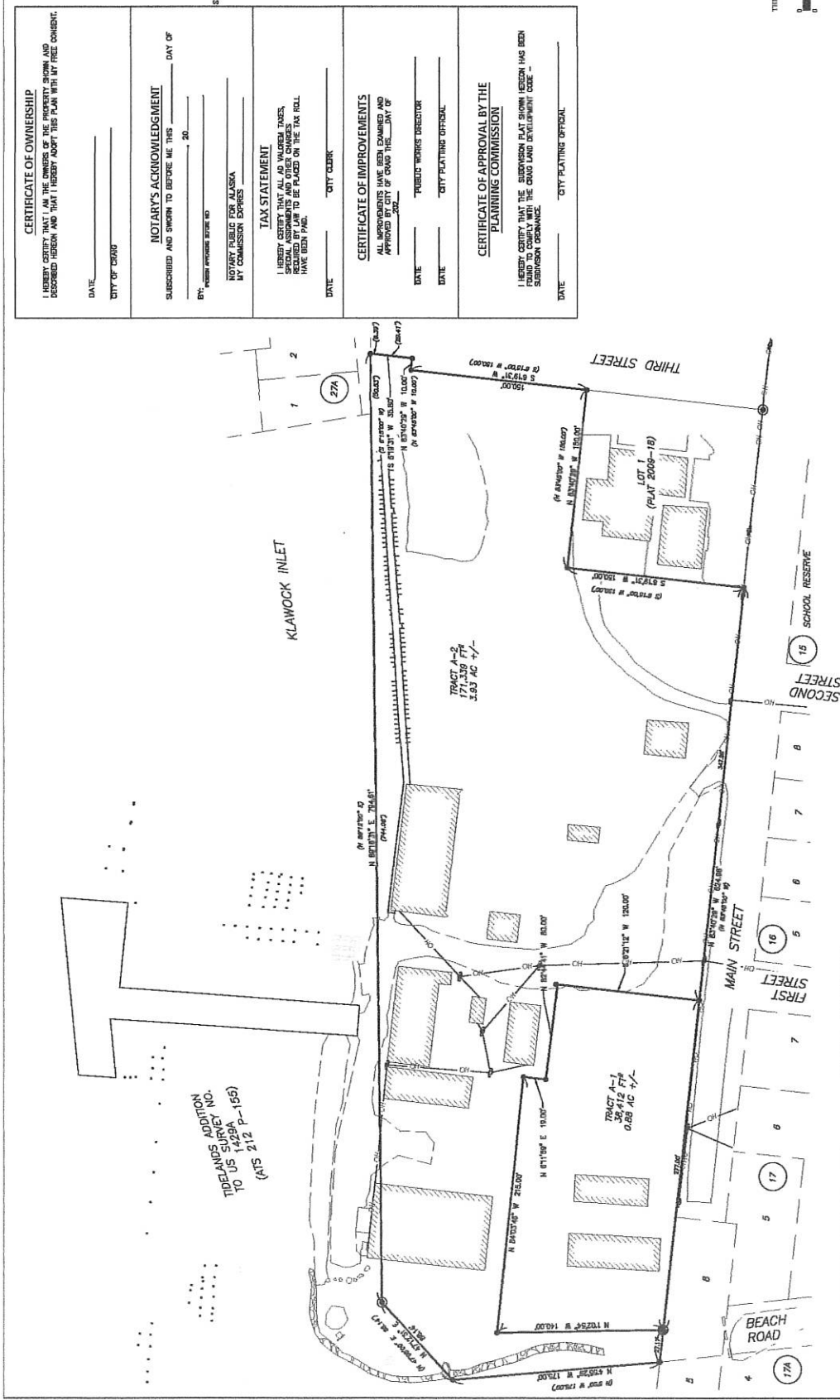
DATE _____ CITY CLERK _____

CERTIFICATE OF IMPROVEMENTS
APPROVED BY CITY OF CRAIG _____

DATE _____ PUBLIC WORKS DIRECTOR _____
DATE _____ CITY PLANNING OFFICIAL _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CRAIG LAND DEVELOPMENT CODE _____.

DATE _____ CITY PLANNING OFFICIAL _____



TYPICAL SECONDARY MONUMENT SET THIS SURVEY

REBAR - KETCH
TR A-1
TR A-2
U.S. 107554
SET 5/8" X 30" LONG REBAR (UNLESS OTHERWISE NOTED) AND 2" ALUMINUM CAP WITH PLASTIC INSERT

LEGEND

①	PRIMARY MONUMENT RECOVERED THIS SURVEY
②	SECONDARY MONUMENT RECOVERED
③	SECONDARY SET THIS SURVEY
④	BOUNDARY LINE THIS PLAN
⑤	MEASURED DATA
⑥	RECORDED DATA
⑦	K.E.D.
⑧	KETCHIKAN RECORDING DISTRICT

SCALE 1"=40'
THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 10 20 30 40 50 60 70 80 90 100 FEET
0 10 20 30 40 50 60 70 80 90 METERS

1 METERS = 3.28084 FEET
1 U.S. ACRE = 0.4047 HECTARES

RS&M
RICHARDSON SURVEYING & MAPPING, INC.
1001 W. 10TH ST., SUITE 100
CRAIG, ALASKA 99581
PHONE: (907) 254-2141
FAX: (907) 254-2141

CERTIFICATE OF ATTIGATION & GEN.
CANNERY POINT LONG HOUSE
A SUBDIVISION OF TRACT A PLAT 2008-18, CRAIG CANNERY SUBDIVISION
LOCATED WITHIN U.S.S. 4000000 RECORDING DISTRICT CONTAINING 4.82 ACRES +/-
CITY OF CRAIG, ALASKA

DATE: JULY 2024
SCALE: 1"=40'
CHECKED: COP
NEW PROJECT NO.: 222721

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM A LICENSED SURVEYOR AND THAT ALL THE MONUMENTS SHOWN ON THIS PLAN WERE SET BY ME OR UNDER MY DIRECT SUPERVISION.

DATE _____
CHRISTOPHER G. PUGHAN, PLS # 107554

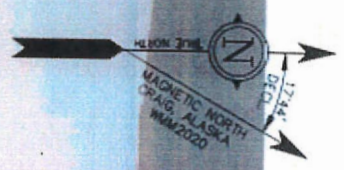
PRELIMINARY

CHRISTOPHER G. PUGHAN, PLS # 107554

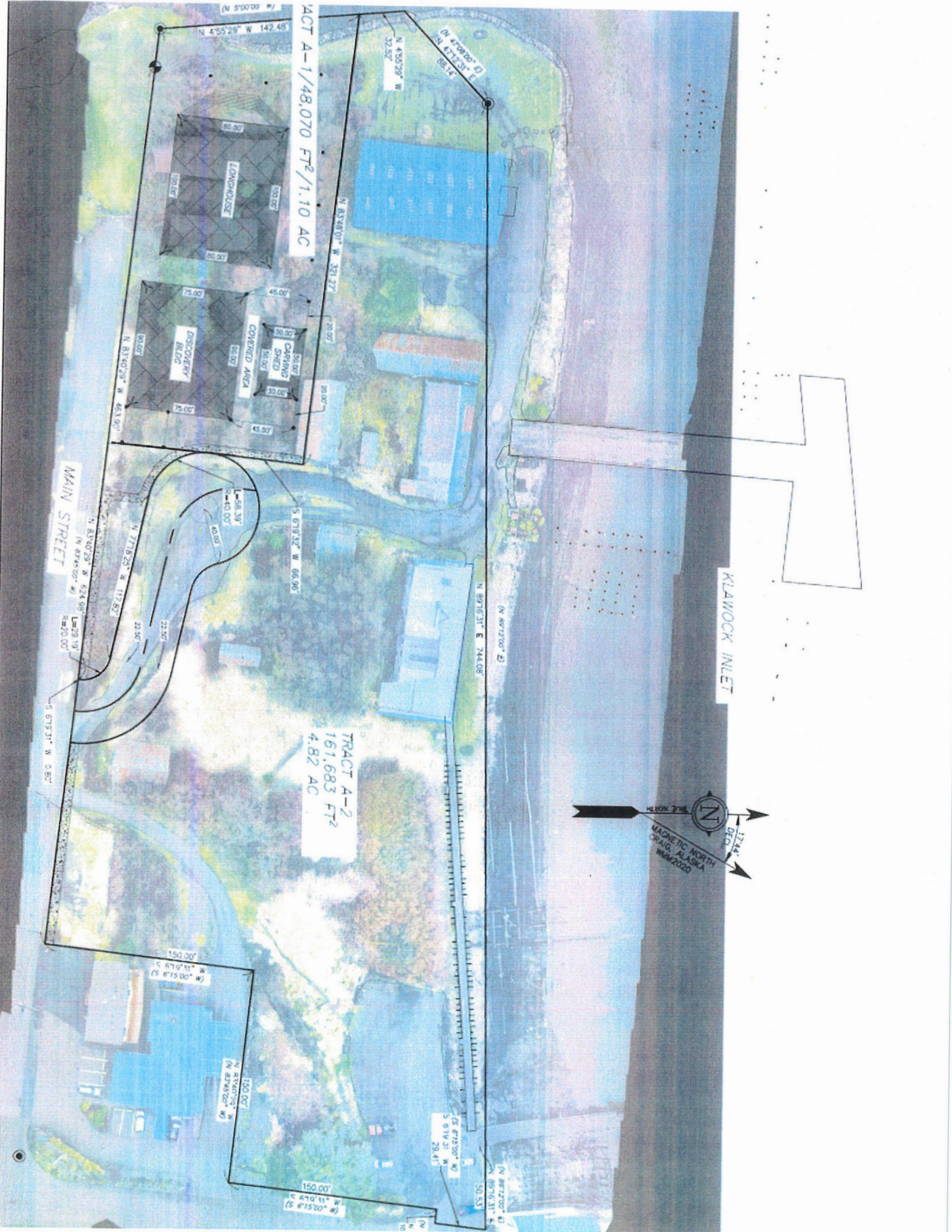
TRACT A-1/48,070 FT²/1.10 AC

TRACT A-2
161,683 FT²
4.82 AC

KIAWOCK INLET



MAIN STREET



CITY OF CRAIG MEMORANDUM

To: Planning Commission
From: Brian Templin, City Administrator
Date: October 24, 2024
RE: Title 16 Review and Amendments

The Craig City Council has requested assistance from the Planning Commission in reviewing, amending and updating Title 16: Municipally Owned Land. This title is generally outside of the scope of the Planning Commission and the Planning Department with all negotiations and final decisions on Access Permits, Leases, and Land Sales reviewed and approved by the City Administrator and/or City Council.

The City Council is considering forming a special committee or holding joint work sessions with the Planning Commission to discuss changes to Title 16. If the council chooses to form a special committee, are there two planning commission members who would be interested in participating?