

**AGENDA
PLANNING COMMISSION
FOR THE
CITY OF THORNE BAY
FEBRUARY 2, 2015
6:00 p.m.**

The public is invited and encouraged to attend

1. CALL TO ORDER:
2. PLEDGE TO FLAG:
3. ROLL CALL:
4. APPROVAL OF AGENDA:
5. PUBLIC HEARING:
 - A. Public Hearing for Conditional Use Permit Application 15-01-21-01, extension of Conditional Use Permit Application 10-21-14-02, discussion only:
6. NEW BUSINESS:
 - A. Review of Thorne Bay Municipal Code 17.04.043-Conditional Use Permit, 17.04.043 (B)-Criteria for approval, discussion item: (The City Council acting as the Planning Commission will take this time to review the required criteria for approval and take all public comments from the public hearing into consideration and deliberate for a resolution)
7. RESOLUTIONS:
 - A. Resolution 15-02-02-01, approving Conditional Use Permit Application 15-01-21-01, discussion and action item:
8. COMMISSION COMMENTS:
9. PUBLIC COMMENTS:
10. ADJOURNMENT:

Posted: January 23, 2015

City Hall (2), Alaskan & Proud, Thorne Bay School, Forest Service, The Port, Riptide Liquor, SISD and Tackle Shack

CITY USE ONLY

| | |
|----------------------------|-----------------------------------|
| FILE NUMBER: 15-01-21-01 | FILE NAME: Williams CUP warehouse |
| DATE RECEIVED: 01/21/2015 | BY: TK FEE: \$25.00 |
| HEARING DATE: Feb. 2, 2015 | NOTIFICATION DEADLINE: 01/24/2015 |

Conditional Use Permit Application

Applicant's Name: Mr. Ben Williams

Address: PO Box 9235, Ketchikan, AK 99901 Telephone No. (907) 254-1201

Applicant's Representative (if applicable) Amanda Welsh, AIA

Address: Welsh Whiteley Architects, LLC Telephone No. (907) 225-2412

Subject Property Legal Description: Lot: 3 Block/Tract: 3 Survey Number:

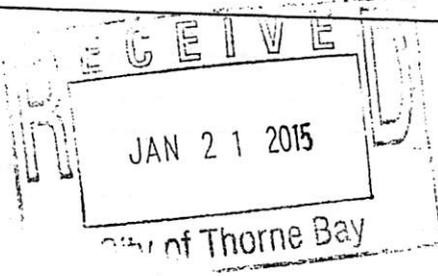
Lot Size: Approx. 24,000 s.f. Subdivision Name: Manier Subdivition

Township: Thorne Bay Range:

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

1. Describe in detail the conditional use requested: The conditional use is requested to allow construction of a 40' x 60' warehouse to support the Owner's existing business (Thorne Bay Market). The second floor of the building will house visiting employees and guests of the family.

2. What type of chemicals, processes, machinery or equipment will be used: Piling may be driven during construction. A forklift will be utilized inside the warehouse. Walk-in refrigerators and freezers may be used inside the warehouse.



W E I V E

JAN 21 2015

CITY OF THORNE BAY

4. What noise, odor, smoke, dust, or other pollutants could be caused by the proposal? Other than
noise generated during construction during reasonable hours, none anticipated.

What types of uses are currently located within 300 feet of the exterior property boundaries? _____
few single family residential buildings are located within 300' of the
uphill property boundaries. Commercial buildings are located near the
downhill boundary.

6. What types and sizes of buildings, signs, storage and loading areas, screening, etc. are planned (size, height, type)? The two-story mixed-use building will be 40' x 60' in plan
and will be designed to stay within the height limits. No other buildings
are planned. Loading will occur at an overhead door on the uphill side of
the building. No screening is planned.

7. What utilities are needed? Water, sewer, and electrical utilities are needed.

8. What roads will provide access? Access will be via Hemlock Loop at the uphill
end of the property.

9. What type and volume of traffic will be generated by the conditional use? Occasional visits by
a box van for pick up and delivery are anticipated. Vehicles owned by
guests will also visit the site. Traffic impact is expected to be minimal.

10. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)? Parking for two company vehicles and two guest vehicles will
be provided at the level area at the uphill end of the site. There is
ample space for more parking if needed.

11. Will the proposed conditional use be compatible with the neighborhood in general? Why? Yes.
The proposed use is quiet and will not generate excess traffic or pollution.
The proposed use benefits the community by supporting an existing business.

12. Will you place structures or fill in tidal waters, streams or lakes? ___ Yes X No

13. Will you need to cross or otherwise use city owned land or resources: ___ Yes X No

The criteria by which a conditional use permit application is approved or denied is listed in 17.04.43 of the City of Thorne Bay Municipal Code.

A decision, in the form of a Resolution 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 21 day of (month) JAN. , year 2015 .

Ben F Williams
Applicant

Applicant

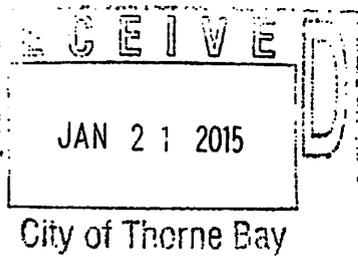
Authorization for City of Thorne Bay

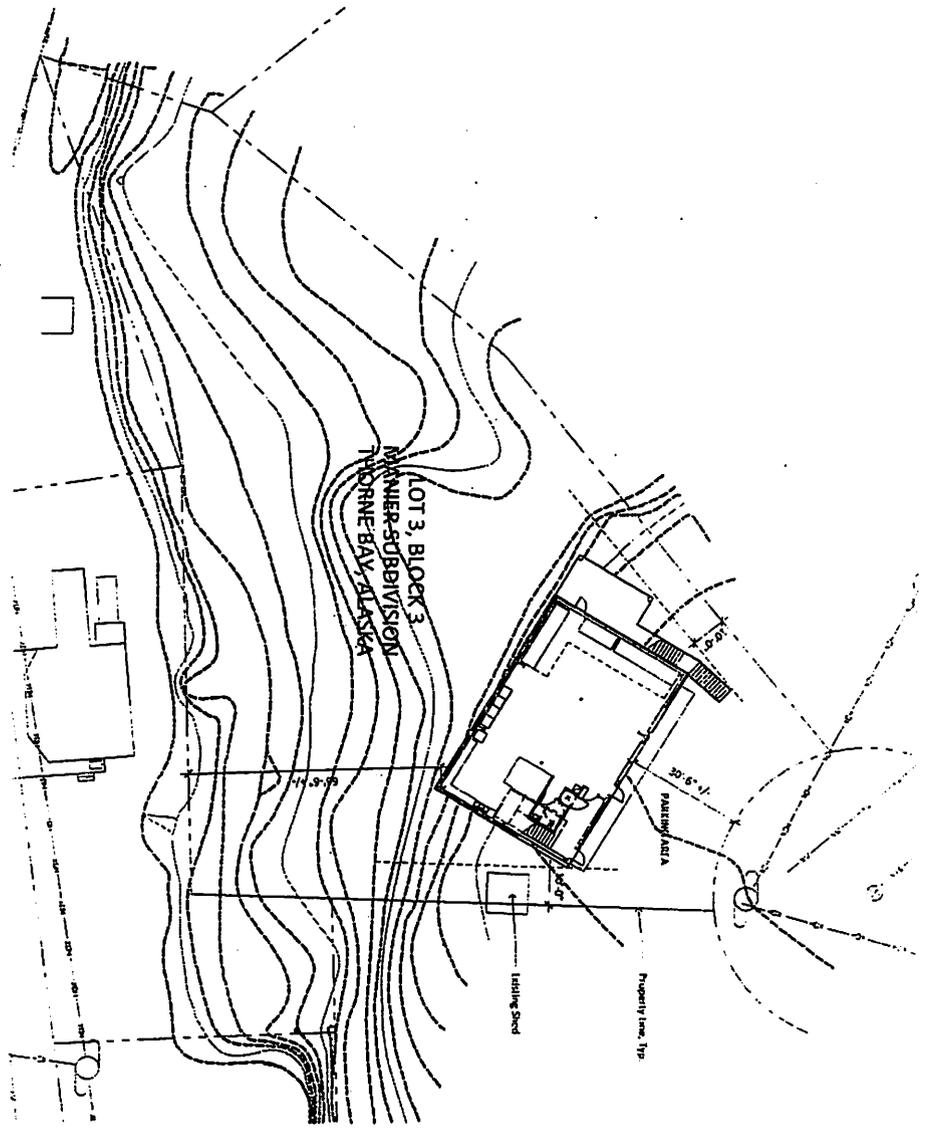
If the applicant listed on this application is other than the sole deed holder of the property or properties upon which the temporary use will take place, complete the following authorization to act as agent?

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 21 day of (month) JAN. , year 2015 .

Signature(s) of deed holders Ben F Williams





1" = 50' - 0"
 1 Site Plan
 N

Preliminary

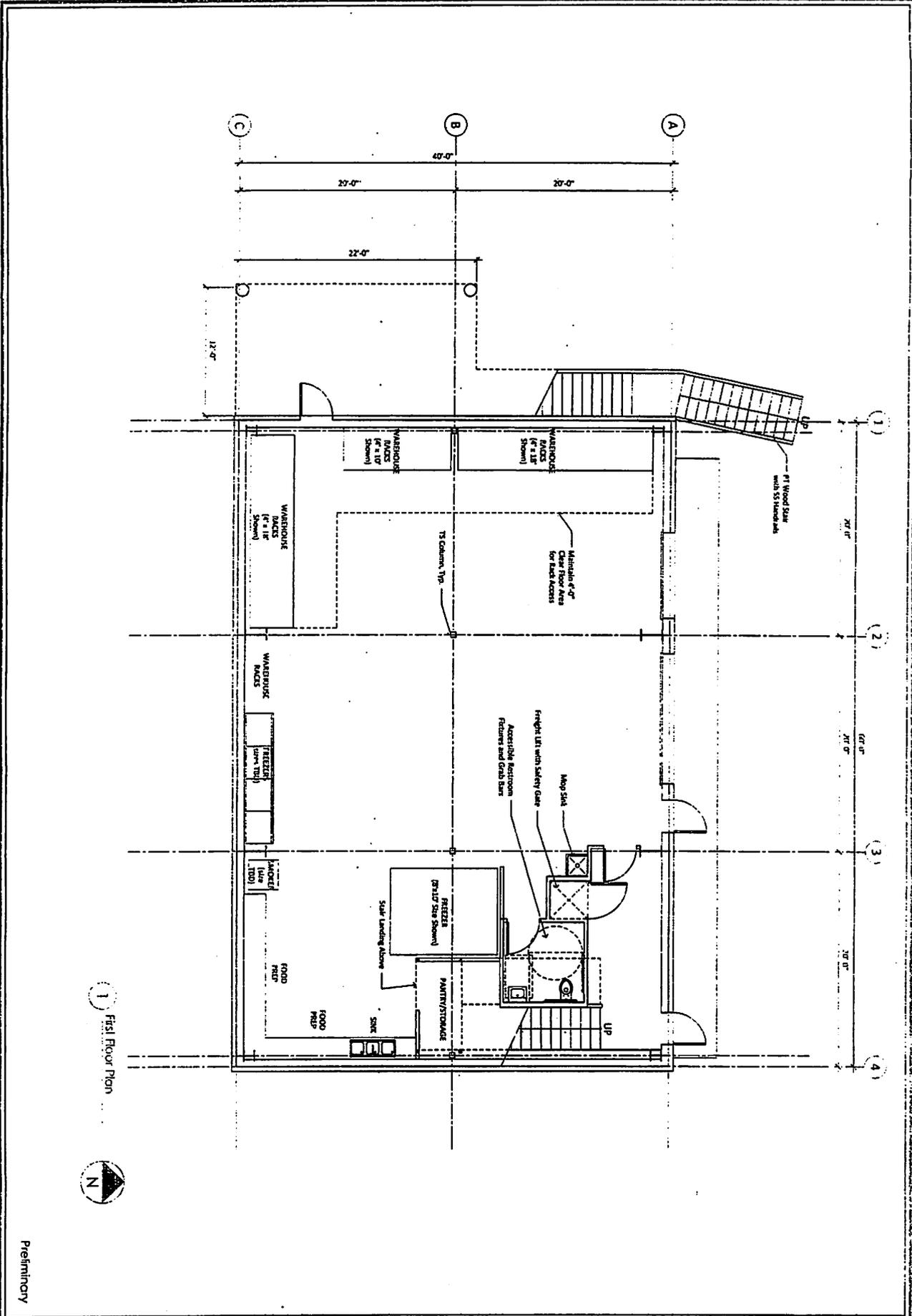
A1.0
 Site Plan

DATE: 07-15-14
 DRAWN BY: JWB

A&P Warehouse
 Hemlock Loop, Lot 3
 Thorne Bay, Alaska

WELSH WHITELEY ARCHITECTS, LLC
 327 Bowen Street
 Kenai, Alaska 99581
 (907) 225-2412 Voice
 (907) 225-2422 Fax

WELSH
 WHITELEY
 ARCHITECTS



Preliminary

1 First Floor Plan



| | | | |
|------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <p>A2.0 FIRST FLOOR</p> | <p>A&P Warehouse Hemlock Loop, Lot 3 Thorne Bay, Alaska</p> | <p>WELSH WHITELEY ARCHITECTS, LLC 327 Bowdoin Street Ketchikan, Alaska 99901 (907) 225-2412 Voice (907) 225-2422 Fax</p> | <p>WELSH WHITELEY ARCHITECTS</p> |
|------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|

WELSH
WHITELEY
ARCHITECTS

WELSH WHITELEY ARCHITECTS, LLC
327 Bowler Street
Anchorage, Alaska 99501
Tel: 283-2427 or
Fax: 283-2428

A&P Warehouse
Hemlock Loop, Lot 3
Thorne Bay, Alaska

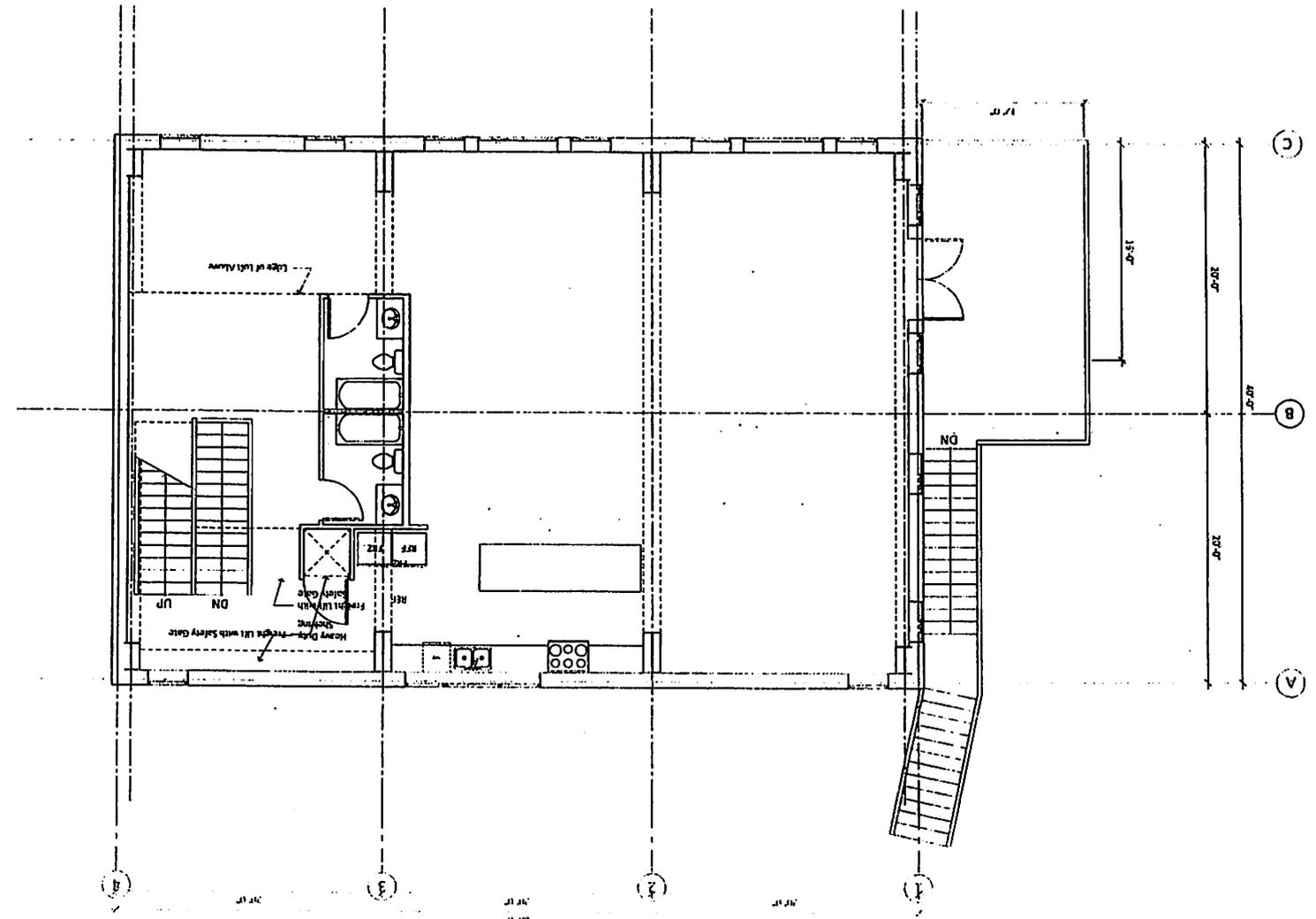
11/11 09-12-14
1001 1435

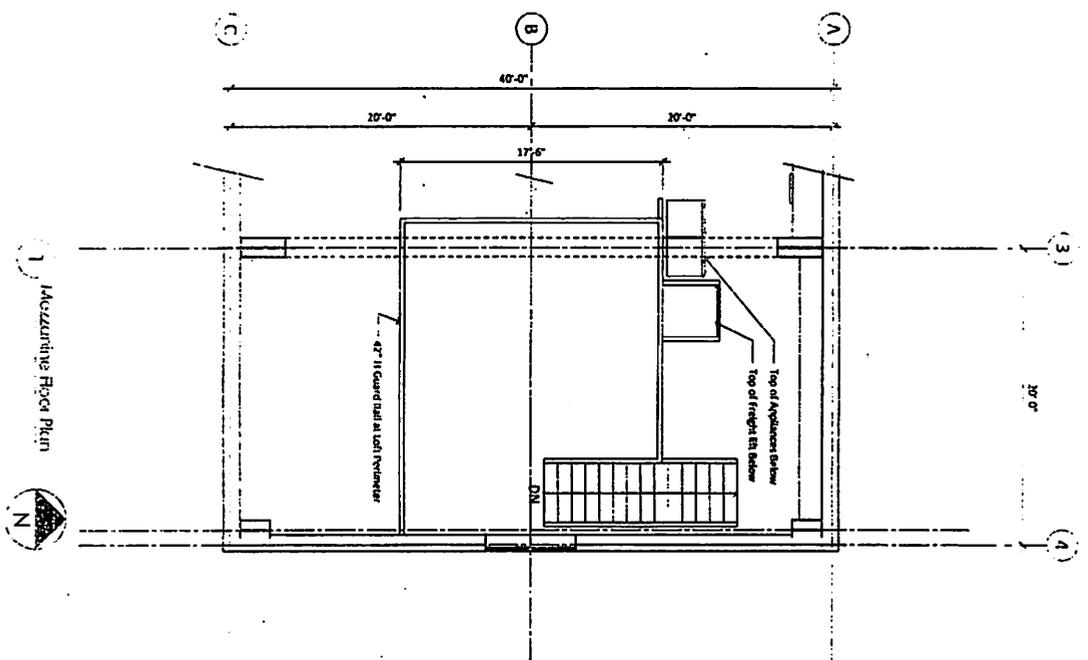
A2.1
Second Floor

Prefitnory



1 Second Floor Plan





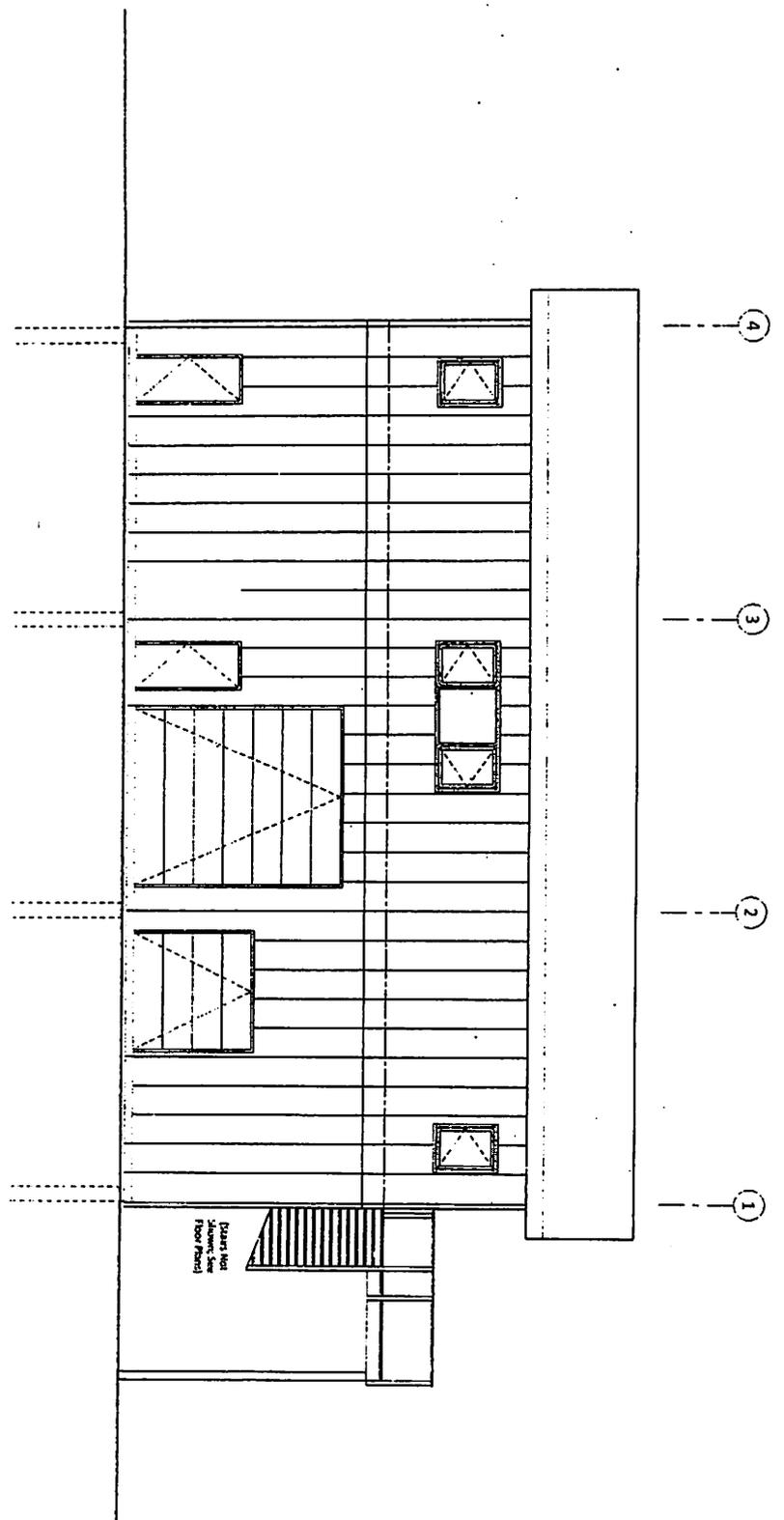
Preliminary

A2.2
Mezzanine

A&P Warehouse
Hemlock Loop, Lot 3
Thorne Bay, Alaska

WELSH WHITELEY ARCHITECTS, LLC
327 Borden Street
Ketchikan, Alaska 99901
(907) 225-2412 Voice
(907) 225-2422 Fax

WELSH
WHITELEY
ARCHITECTS



North Elevation



Preliminary

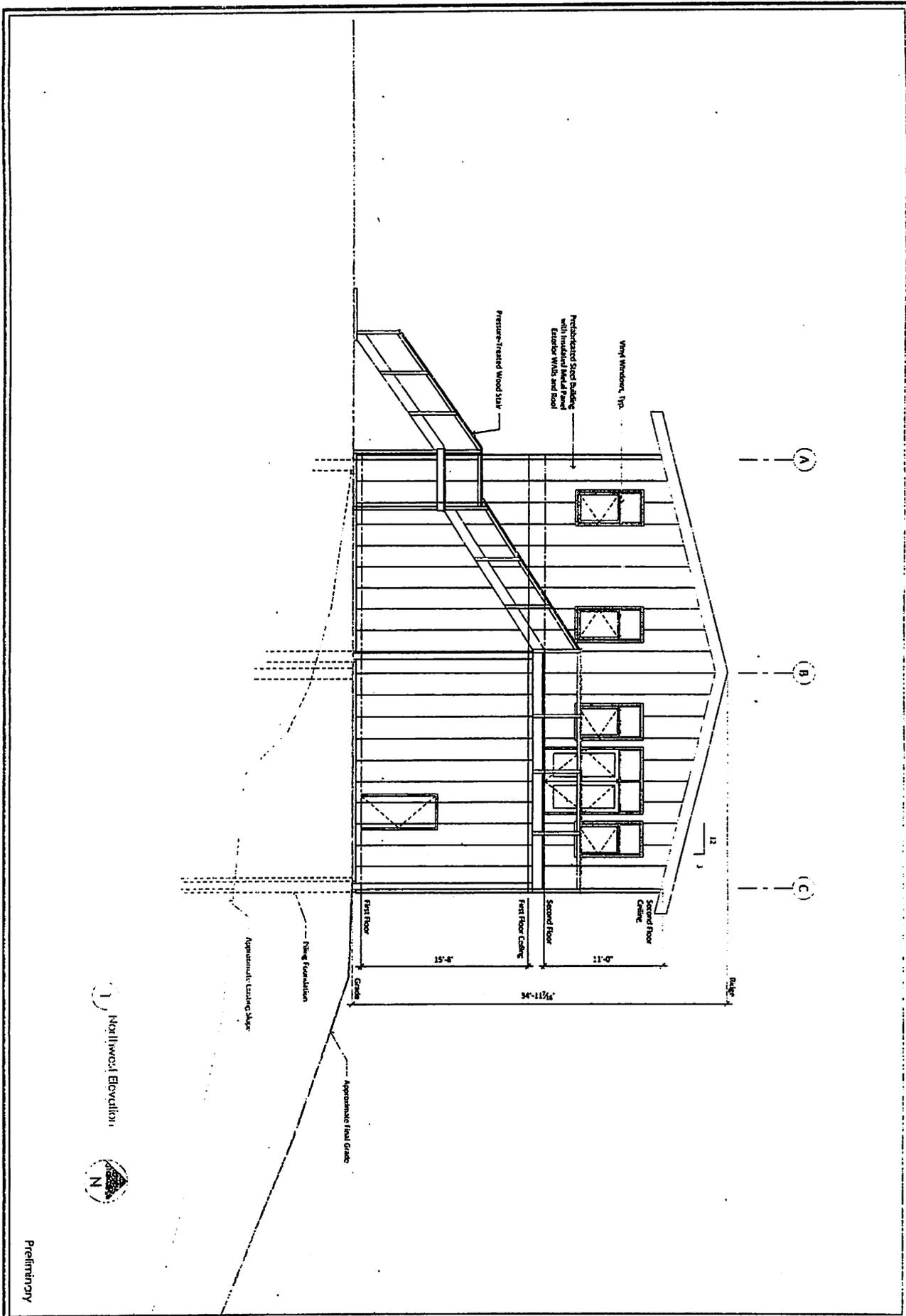
A3.0
North Elevation

DATE: 07-15-14
DRAWN BY: JAW

A&P Warehouse
Hemlock Loop, Lot 3
Thorne Bay, Alaska

WELSH WHITELEY ARCHITECTS, LLC
327 Bowdoin Street
Anchorage, Alaska 99501
(907) 425-2412 Voice
(907) 228-4422 Fax

**WELSH
WHITELEY
ARCHITECTS**



Northwest Elevation



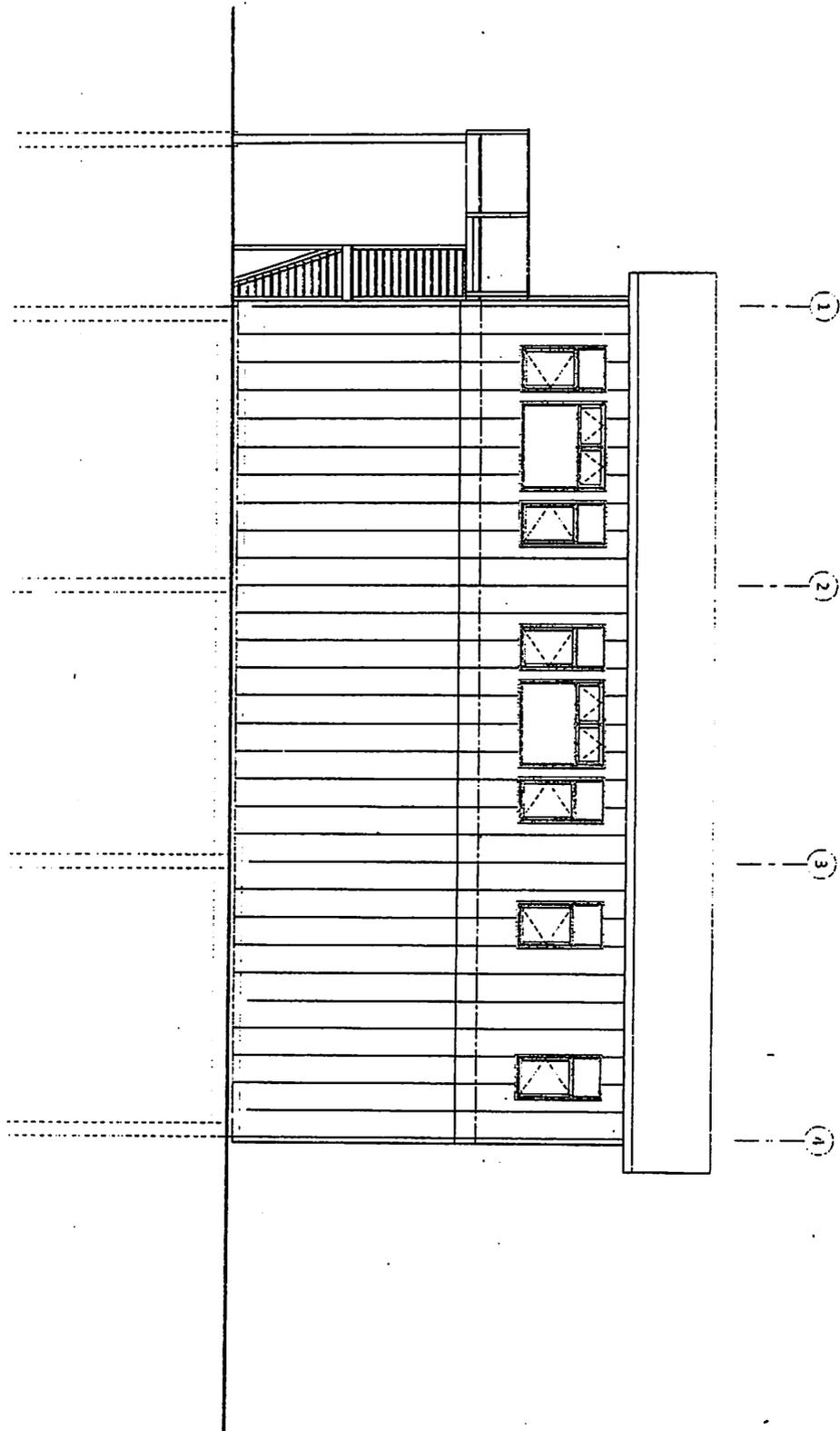
Preliminary

A3.1
Northwest
Elevation

A&P Warehouse
Hemlock Loop, Lot 3
Thorne Bay, Alaska

WELSH WHITELEY ARCHITECTS, LLC
22' Bowen Street
Ketchikan, Alaska 99901
(907) 225-2412 Voice
(907) 225-2422 Fax

WELSH
WHITELEY
ARCHITECTS



Southwest Elevation



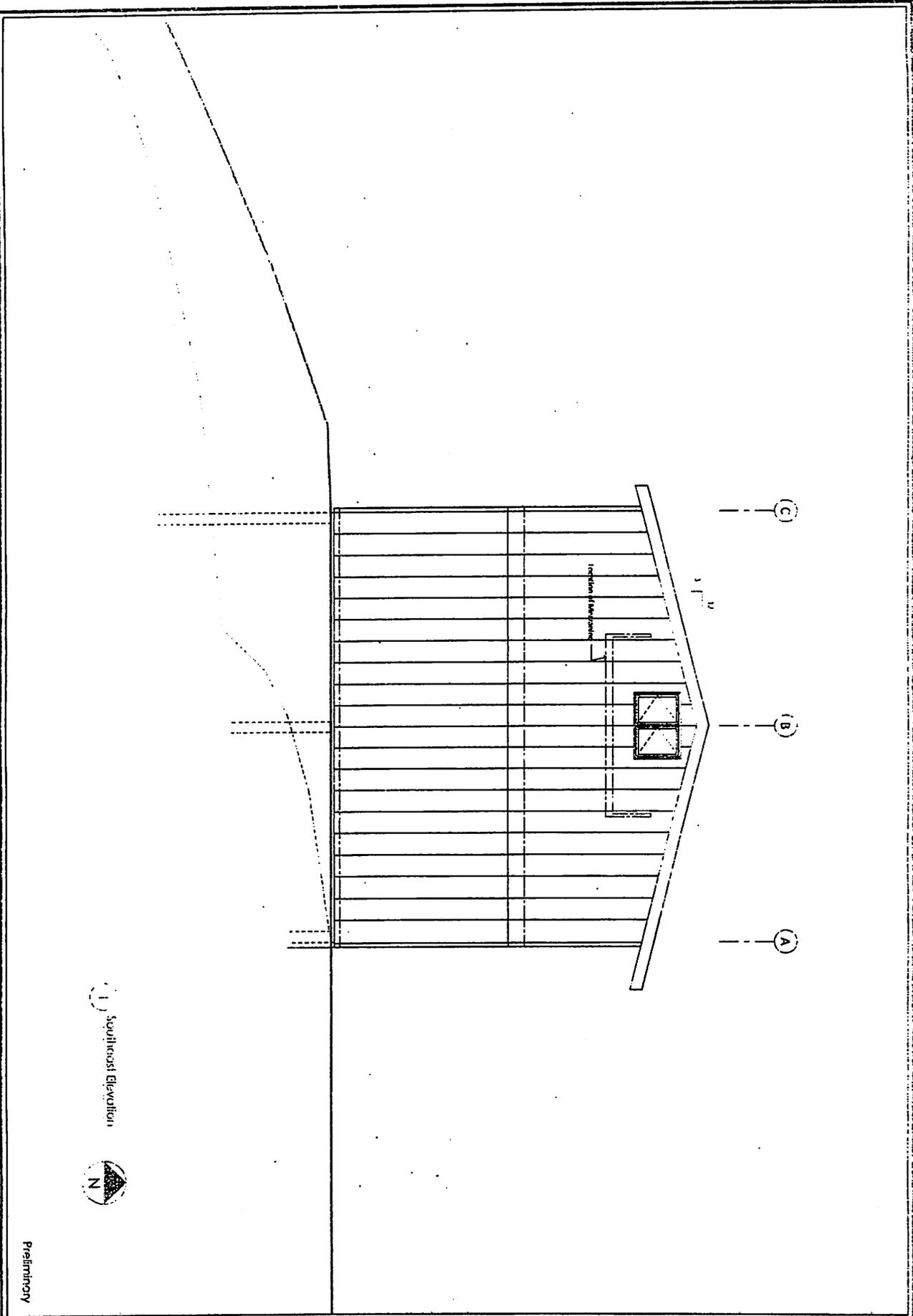
Preliminary

A3.2
Southwest
Elevation

A&P Warehouse
Hemlock Loop, Lot 3
Thorne Bay, Alaska

WELSH WHITELEY ARCHITECTS, LLC
327 Bowdoin Street
Ketchikan, Alaska 99901
(907) 225-5412 Voice
(907) 225-2422 Fax

WELSH
WHITELEY
ARCHITECTS



Preliminary

A3.3
 Southeast
 Elevation

A&P Warehouse
 Hemlock Loop, Lot 3
 Thome Bay, Alaska

WELSH WHITELEY ARCHITECTS, LLC
 327 Bo-Don Street
 Ketchikan, Alaska 99901
 (907) 225-2412 Voice
 (907) 225-2422 Fax

WELSH
 WHITELEY
 ARCHITECTS

Item 6 A - on your agenda - code information

Below are the sections of the Thorne Bay Municipal Code that address the actual zoning of the proposed location of Warehouse on Hemlock Loop... Zoned Residential/Commercial II:

17.04.025 Mixed residential/commercial II. The purpose of this zone is to provide for an aesthetically pleasing neighborhood and to maintain property values by permitting single-family houses, duplexes and mobile homes plus accommodating present mixed commercial uses.

A. Permitted Uses. Permitted uses are uses allowed in the zone without special permitting.

1. Single-family residence;
2. Duplex;
3. Modular home or modular duplex;
4. Mobile home;
5. Home occupation or business;

6. Office in home;
7. Accessory buildings for private/residential uses such as garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck;
8. Visiting travel trailer or motor home occupied by guest's accessory to a residence up to forty-five days;
9. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, power/telephone poles and other low impact facilities of the same character to provide for utilities).
10. Up to two living units, not to exceed 1500 square feet each, attached to a permitted or conditionally approved commercial uses, and one living unit not to exceed 1500 square feet, detached but not used in association with permitted or conditionally approved commercial uses.

B. Permitted Commercial Uses.

1. Banks and other financial institutions;
2. Restaurants and other eating establishments;
3. Gunsmiths, locksmiths and other related sales and services;
4. Professional, finance, real estate and brokerage offices.

C. Special Provisions for Tract E.

1. Structures must be frame or planning commission approved modular on foundations; mobile homes and trailers prohibited.

2. Minimum lot size for single-family residential subdivision shall be ninety feet by one hundred feet, or nine thousand square feet.

3. In addition to above permitted uses, multifamily, institutional and retail sales shall be permitted uses.

D. Conditional Uses. The purpose of a conditional use is to provide for uses that may be suitable in certain locations within this zone but not all locations. Conditional uses must meet certain criteria before obtaining approval by the planning commission.

1. Religious assembly;
2. Electrical utility substations, pump/lift station;
3. The keeping of animals for profit or for more than personal use; the keeping of more than four dogs with the exception of puppies; the keeping of roosters and other noisy livestock;
4. Day care center or facility;
5. Bed and breakfast;
6. Parking a truck or other heavy equipment over two tons;
7. Home occupation or business in accessory building;
8. Triplex;
9. Apartment (four units or more);
10. Structure or fence built above the maximum height limit.

E. Commercial Uses-Commercial.

1. Administrative services and office;
2. Building material and retail supply;
3. Community recreation;
4. Government complexes;
5. Light equipment sales and rentals;
6. Laundromat, laundries and dry cleaning;
7. Lodges and resorts;
8. Lodges of fraternal orders, labor and social organizations;
9. Medical services;
10. Marine sales;
11. Mini-storage units;
12. Computer and office equipment sales and rentals;
13. Auto, marine and light equipment repair;
14. Veterinary office.

F. Property Development Standards.

1. Minimum lot size: seven thousand five hundred square feet.
2. Minimum lot width: fifty feet.

3. Parking: each dwelling or additional dwelling unit will be provided with one nine-foot by twenty-foot off-street parking space. See Section 17.04.041.

4. Setbacks: ten feet from the road right-of-way and five feet from property lines.

5. Building heights: thirty-five feet.

6. Density:

a. For separate single-family dwellings:

i. Seven thousand five hundred square feet for each single-family dwelling structure.

ii. No more than one separate single-family dwelling or principal structure permitted per lot or parcel without submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.

iii. For uses other than residential, no more than one principal structure.

b. For multifamily structures:

i. Seven thousand five hundred square feet for each multifamily structure and seven thousand five hundred square feet for an additional single-family dwelling structure.

ii. Seven thousand five hundred square feet for each additional multifamily structure.

iii. No more than one single or multifamily dwelling or principal structure permitted per lot without the submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.

c. Maximum lot coverage: fifty percent of the lot area.

d. Temporary structures are not subject to Section 17.04.025(F)(6)(c).

7. Fences, Walls and Hedges. Property line fences, walls and hedges may be built on the property line and have a six-foot maximum height limit. Fences shall not obstruct vehicular visibility.

8. Signs. Five by five-foot maximum sign flush against a building, signs on post or swinging sign two by three feet. (Ord. 99-26 § 6(part), 1999; Ord. 93-23 § 6(part), 1993)

Thorne Bay Municipal Code requirements for Conditional Use Permit approval and application process:

17.04.043 Conditional use permits. A. Purpose. The purpose of a conditional use permit is to allow for flexibility in the zoning title by providing for uses that may be suitable in certain locations and not others. These uses will be expressly permitted conditional uses in the zone, clarified by a section labeled conditional use permits for each zone. It basically permits inclusion of uses that should not be permitted in every part of the zone, but are reasonable in some areas of the zone with restrictions and conditions designed to fit the particular problem that the use may present.

B. Criteria for Approval. After a public hearing, the planning commission must find the following to be true:

1. That the proposal is consistent with the Thorne Bay comprehensive plan, the Thorne Bay coastal management program, the city code and all other applicable city ordinances;

2. That the proposed use is an expressly permitted conditional use in the zone, except in mixed residential/commercial III where there are no expressly permitted conditional uses;

3. That the requested use is generally compatible with other existing or proposed uses in the surrounding area;

4. That the proposed use would not adversely affect the health, safety or welfare of persons or property in the area neighboring the proposal and the surrounding area;

5. That the proposed use would not have an unfavorable or detrimental effect on property or property values in the area;

6. That building height, poor or decrepit construction and incompatibility would not significantly affect the surrounding area or the view shed in the neighborhood;

7. That all utilities to the proposal will be adequate or made adequate by the applicant and not interfere or adversely affect utility capacity in the area;

8. That traffic volume, type and patterns are taken into consideration and that access is adequate to serve any additional traffic flow;

9. That adequate off-street parking is provided.
(See Section 17.04.041);

10. That the proposed use would not degrade land, water, air or habitat quality;

11. That all other reasonable objections were taken into consideration by the planning commission at the public hearing.

C. Procedure.

1. Application.

a. An application must be filed on forms provided by the city by the property owner or an authorized representative. The application must be filed no later than twenty-one days prior to the next regularly scheduled planning commission meeting.

b. All applications must include a site plan indicating:

- i. North arrow, scale and legend;
- ii. Property lines and approximate

dimensions;

iii. Location of all existing and proposed structures on the lot and their approximate distance from the lot lines;

iv. Access bordering streets and easements on the property;

v. Power pole; sewer and water lines serving the property;

vi. Approximate dimensions of parking spaces if applicable.

2. Notification.

a. Notice of the public hearing shall be made by first class mail to all property owners within three hundred feet of the exterior property boundary (one thousand feet in mixed residential/commercial III) and shall be posted in five public places no less than ten days prior to the public hearing date.

b. The notice shall contain:

- i. The name of the applicant;
- ii. The date, time and place of the

hearing;

iii. A descriptive location of the property and the legal description of the property if available;

iv. A description of the nature and purpose of the use;

v. The location where information about the proposal may be examined;

vi. Reference numbers of the sections of the title that pertain to the application;

vii. Explanation of the appeal procedure;

vii. Vicinity map.

c. Notices shall be sent to the most recent address that city records show. Failure of a property owner to receive a notification shall not invalidate a decision of the planning commission as long as a good faith effort has been shown to contact the property owner.

d. The property notification list shall be kept on file at City Hall.

e. A copy of the resolution approving or denying the application shall be sent to the applicant (and any affected party who requests notification).

D. Reviewing Body.

1. The reviewing body shall be the planning commission.

2. All formal decisions made by the reviewing body shall be made by resolution and shall address all required criteria for approval.

E. Appeals.

1. Appeals of the planning commission's decision must be made to the city council within thirty days of the postmark of the notification of the decision. Appeals must be made in writing. (Ord. 93-23 § 6(part), 1993)

Note Paper to use as guideline for both items 5A and 6A.

Please use this paper to address each of the required criteria for approval after the Public has had time to comment under the Public Hearing

1. That the proposal is consistent with the Thorne Bay comprehensive plan, the Thorne Bay coastal management program, the city code and all other applicable city ordinances; (Place your comments here)

2. That the proposed use is an expressly permitted conditional use in the zone, except in mixed residential/ commercial III where there are no expressly permitted conditional uses; (Place your comments here)

3. That the requested use is generally compatible with other existing or proposed uses in the surrounding area; (Place your comments here)

4. That the proposed use would not adversely affect the health, safety or welfare of persons or property in the area neighboring the proposal and the surrounding area; (Place your comments here)

5. That the proposed use would not have an unfavorable or detrimental effect on property or property values in the area; (Place your comments here)

6. That building height, poor or decrepit construction and incompatibility would not significantly affect the surrounding area or the view shed in the neighborhood; (Place your comments here)

7. That all utilities to the proposal will be adequate or made adequate by the applicant and not interfere or adversely affect utility capacity in the area; (Place your comments here)

8. That traffic volume, type and patterns are taken into consideration and that access is adequate to serve any additional traffic flow; (Place your comments here)

9. That adequate off-street parking is provided. (See Section 17.04.041); (Place your comments here)

10. That the proposed use would not degrade land, water, air or habitat quality; (Place your comments here)

11. That all other reasonable objections were taken into consideration by the planning commission at the public hearing. (Place your comments here)

CITY OF THORNE BAY
RESOLUTION 15-02-02-01

A RESOLUTION OF THE CITY COUNCIL ACTING AS THE THORNE BAY PLANNING COMMISSION FOR THE CITY OF THORNE BAY, ALASKA, SUPPORTING THE CONDITIONAL USE PERMIT, FILE NUMBER 15-01-21-01 AN EXTENSION OF CONDITIONAL USE PERMIT APPLICATION FILE NUMBER 10-21-14-02, FOR BEN WILLIAMS, OF WILLIAMS, INC.

WHEREAS, the Planning Commission serves city-wide functions of planning, platting and zoning for the city, and to advise the chief executive officer and city council of them; and

WHEREAS, The Planning and Zoning decision making process from the Public Hearing for Conditional Use Permit Application Number 10-21-14-02 held on November 20, 2014 was appealed and the City Board of Adjustments on January 20, 2015, concurred the Planning Decision was made in error and a new public hearing before the Planning Commission was to be conducted to rehear the Conditional Use Permit by Ben Williams; and

WHEREAS, the City Council, acting as the Thorne Bay Planning Commission, held a new public hearing on February 2, 2015, to consider a request by Ben Williams, Williams, Inc. for a Conditional Use Permit to construct a warehouse to support the applicant's existing business and personal use ; and

WHEREAS, the City Council, acting as the Thorne Bay Planning Commission, has answered the following required criteria for approval (Thorne Bay Municipal Code 17.04.043 (B)) of the Conditional Use Permit as follows:

1. That the proposal is consistent with the Thorne Bay comprehensive plan, the Thorne Bay coastal management program, the city code and all other applicable city ordinances; *The proposed use falls within the "Commercial and Mixed Use Land Analysis" of the Thorne Bay Comprehensive Plan. Although storage (warehouse) for private use and accommodations for private use are not specifically mentioned this project has been considered commercial / residential in nature, thus the need to pursue a conditional use. The goals and policies encourage commercial opportunities located in areas where there is already a pattern of mixed development. Per the applicant the "warehouse" is to store his personal items, prepare personal meats and fish, plus store some items for the Thorne Bay Market requiring and occasional delivery and pickup. Upstairs is for occasional private gatherings or friends to stay when they come to POW to hunt.*

2. That the proposed use is an expressly permitted conditional use in the zone, except in mixed residential/ commercial III where there are no expressly permitted conditional uses; *The proposed use is a permitted use through the conditional use permitting process and meets all the requirements. Outside of storing some items for the Thorne Bay Market, all other uses proposed by the applicant are permitted uses outright not needing a conditional use permit.*

3. That the requested use is generally compatible with other existing or proposed uses in the surrounding area; *The proposed structure to be used for private storage (warehouse) and private accommodations sits on a lot at the end of Hemlock Loop. Adventure Alaska Lodge adjoins the lot to the northwest, Someplace to Go adjoins the lot to the south, a vacant lot adjoins to the east. Also with access off Hemlock Loop is a single family home with a rental, a single family home that is approved for and in the past had commercial uses, POW Gas Hardware store and a single family home that is connected with charter fishing operations. The proposed uses will have less impact on the surrounding area than most current uses.*

4. That the proposed use would not adversely affect the health, safety or welfare of persons or property in the area neighboring the proposal and the surrounding area; *The proposed use is for private storage (warehouse) and private accommodations which will occasionally be used for private gatherings. This occasional type of use will create less health, safety or welfare issues with the surrounding area than the current commercial or residential uses that have people and traffic coming and going daily. Uses permitted outright in this zone could more adversely affect the health, safety or welfare to persons or property in the surrounding neighborhood.*

5. That the proposed use would not have an unfavorable or detrimental effect on property or property values in the area; *The answer to this statement is somewhat more speculative. In respect to other commercial operations this proposed use would not have a detrimental effect on property or property values in the area. Since this proposal is not commercial by definition there should be little to no impact on the residential uses. If you look at the impact that could be associated with outright uses that are permitted on this parcel there could be far more detrimental impacts on property values. Home occupation or business, rental units or an old modular building could be far more detrimental to property values, especially if there is a lack of upkeep. Two vacant lots have been at the end of Hemlock Loop since they were platted. Both have been for sale and both are zoned to allow structures placed on them outright. These structures would have impacts on the view shed from surrounding properties, hence the approval of the CUP does not impact the view shed any more than what could impact the view shed from the outright allowable uses.*

6. That building height, poor or decrepit construction and incompatibility would not significantly affect the surrounding area or the view shed in the neighborhood; *The proposed building height will be no more than what could be the height of a single family or duplex structure allowed on the lot outright. The proposed building will be new construction. The proposed building for private storage (warehouse) and private accommodations which will occasionally be used for private gatherings is compatible with Adventure Alaska Lodge, POW Gas Hardware Store, a residence with a rental, a residence that does charter fishing in the summer and a residence that is approved for and has had commercial uses in the past, all of which access onto Hemlock Loop.*

7. That all utilities to the proposal will be adequate or made adequate by the applicant and not interfere or adversely affect utility capacity in the area; *Utilities are available to serve the proposed use and any cost to connect will be the responsibility of the developer.*

8. That traffic volume, type and patterns are taken into consideration and that access is adequate to serve any additional traffic flow; *The Thorne Bay Planning Commission recognizes the current traffic problem that exists on Hemlock Loop currently, but also feel that the proposed use as a private storage (warehouse) and private accommodations which will occasionally be used for private gatherings will generate less traffic on the adjoining street than a single family residence or any of the current commercial uses on Hemlock Loop that have full time occupants.*

9. That adequate off-street parking is provided. (See Section 17.04.041); *The structure is for private storage (warehouse) with space upstairs for small gatherings such as family reunions. As shown on the plan, ample room exists for 5 vehicles to be parked on the property. A single family home, which also can have gatherings, is only required to have one parking space and storage (warehouse) has no parking requirements.*

10. That the proposed use would not degrade land, water, air or habitat quality; *The proposed structure is on a platted lot and encompasses a footprint similar in size to a single family residence.*

11. That all other reasonable objections were taken into consideration by the planning commission at the public hearing. *The Planning and Zoning decision making process on the November 20, 2015, Public Hearing, was appealed and the City Board of Adjustments concurred the Planning Decision was made in error and a new public hearing was conducted to rehear the Conditional Use Permit by Ben Williams. Thus the objections from the appeal and other comments have been considered in addressing the above 10 criteria for approval. A new Public Hearing was held on February 2, 2015, with a line item for planning commission review of the municipal code (17.04.043 (B) Criteria for Approval) was placed on the agenda after the Public Hearing item to allow the Planning Commission time to consider all comments made at the Public Hearing and address them in this resolution.*

NOW, THEREFORE, BE IT RESOLVED, that the City Council acting as the Planning Commission of the City of Thorne Bay approves Conditional Use Permit 15-01-21-01 for Ben Williams, Williams, Inc... And will forward their recommendation to the City Council.

PASSED AND APPROVED February 2, 2015.

James Gould, Mayor

ATTEST:

Teri Feibel, City Clerk/Treasurer