

COMMUNITY DEVELOPMENT DEPARTMENT

M E M O

February 19, 2021

To: Peter Brixius, City Manager
Craig City Council

From: Marlin Eckhoff, Building Official *M.E.*

Subject: 2020 End of the year report for City/County Building Department.

Valuations:

Valuations are split into three categories, residential, commercial and public. Residential valuations for the City were higher than 2015 thru 2018, however they were down from 2019, as the City had 5 new stick-built homes and one duplex in 2019, and none in 2020. The overall valuations for the City were also down as there were very few commercial or public projects of any size in 2020.

Residential valuations for the County were at a 4-year high, however commercial and public projects in the County were also limited in 2020.

Permits:

While valuation totals were not very high, building permits for the City were at a 5-year high, and all City permits combined were about average.

The County also had a five year high for number of permits.

Residential Units:

Residential units in Craig consisted of one modular and five manufactured homes.

Residential units in the County consisted of 4 stick-built homes, 7 seasonal homes, and 7 manufactured homes.

Revenues:

The City's total revenues for 2020 were \$56,172. Expenditures for the City portion of the Building Department were \$87,564.

The County total revenues were \$41,347. Expenditures for the County portion of the Building Department were \$87,564.

Inspections:

City inspections were down slightly at 381.

County inspections remained about the same at 207.

Included for your review are comparison reports for 2015 through 2020. The city and county are separated for reference.

Planning & Zoning:

No large P&Z projects or reviews were done in 2020, as commercial projects were limited and no rezoning or subdivisions were applied for.

For the City, there were two site plan applications, one for Dale & Andrea Camp at 316 Mack Ln and one for Scott Moore at 1350 Yampa Ave. There were also three Administrative Replats and two Variances.

I have had considerable interest for residential and commercial projects as of late, however, between Covid 19, sharply rising material cost, and the inability to get on a local reputable contractor's schedule. I know of several residential projects such as new homes or cabins that were put on hold due to one or more of these reasons.

As far as commercial projects go, I let any potential applicants know that the City of Craig and Moffat County are development friendly and to let me know if there are any Land Use Codes that may be hindering their particular project. As of now, I have not received any feedback that would lead me to believe we need to change anything in our current Land Use Code at this time. Other than investigating potential for tiny home zoning and a few other things of that nature.

Valuation:		2015	2016	2017	2018	2019	2020		
Residential: City		\$554,425	\$665,246	\$821,174	\$1,013,513	\$2,404,515	\$1,152,818		
	County	NA	NA	\$2,516,414	\$2,341,152	\$1,849,173	\$2,730,493		
Commercial: City		\$559,466	\$3,740,177	\$2,843,057	\$626,690	\$1,078,032	\$980,309		
	County	NA	NA	\$1,653,356	\$584,300	\$1,461,040	\$213,900		
Public: City		\$756,500	\$1,442,948	\$466,930	\$21,253,900	\$153,000	\$205,327		
	County	NA	NA	\$2,890	\$0	\$0	\$0		
City total:		\$1,870,391	\$5,858,371	\$4,131,161	\$22,894,103	\$3,635,547	\$2,338,454		
County total:				\$4,172,660	\$2,925,452	\$3,310,213	\$2,944,393		
Combined total:		\$1,870,391	\$5,858,371	\$8,303,821	\$25,819,555	\$6,945,760	\$5,282,847		
Permits		2015	2016	2017	2018	2019	2020		
Res. Building: City		95	111	86	114	117	155		
	County	NA	NA	35	41	28	60		
Com. Building: City		21	25	27	22	43	37		
	County	NA	NA	2	5	3	2		
Pub. Building: City		7	9	12	5	4	6		
	County	NA	NA	1	0	1	1		
Plumbing: City		25	31	32	50	190	58		
	County	NA	NA	13	12	26	20		
Mechanical: City		72	102	91	108	108	94		
	County	NA	NA	22	30	24	26		
Manuf. Home: City		8	2	7	5	4	5		
	County	NA	NA	6	3	7	7		
City total:		228	280	255	304	466	355		
County total:				79	91	89	114		
Combined annual total:		228	280	334	395	555	469		

Fees received		2015	2016	2017	2018	2019	2020		
Building:	City	\$22,484	\$63,133	\$52,251	\$142,145	\$43,106	\$38,926		
	County	NA	NA	\$35,490	\$30,161	\$27,327	\$30,667		
Plumbing:	City	\$1,476	\$1,842	\$2,063	\$3,850	\$7,774	\$2,592		
	County	NA	NA	\$1,451	\$1,444	\$1,744	\$1,830		
Mechanical:	City	\$3,429	\$4,905	\$4,598	\$6,307	\$5,805	\$4,854		
	County	NA	NA	\$1,379	\$1,687	\$1,440	\$1,361		
Manu. Home:	City	\$1,000	\$325	\$955	\$725	\$655	\$725		
	County	NA	NA	\$2,052	\$730	\$2,642	\$1,789		
Miscellaneous:	City	\$10,400	\$7,930	\$9,650	\$11,295	\$9,725	\$9,075		
	County	NA	NA	\$4,839	\$4,600	\$4,640	\$5,700		
City total:		\$38,795	\$78,135	\$69,517	\$164,322	\$67,065	\$56,172		
County total:				\$45,211	\$38,622	\$37,793	\$41,347		
Combined annual total:		\$38,789	\$78,135	\$114,728	\$202,994	\$104,858	\$97,519		
Inspections		2015	2016	2017	2018	2019	2020		
	City	331	440	447	407	527	381		
	County	NA	NA	228	229	208	207		
Combined annual total:		331	440	675	636	735	588		
New homes		2015	2016	2017	2018	2019	2020		
Stick-built:	City	0	0	1	0	5	0		
	County	NA	NA	7	8	6	11		
Modulars:	City	0	1	0	1	0	1		
	County	NA	NA	2	3	1	0		
Manufactured:	City	8	2	7	5	4	5		
	County	NA	NA	6	3	7	7		
Duplex:	City	0	0	0	0	1	0		