

# CRAIG PLANNING & ZONING COMMISSION MINUTES

**March 20, 2023**

The Craig Planning and Zoning Commission of the City of Craig, County of Moffat, State of Colorado, met in the City Council Chambers, 300 West 4<sup>th</sup> Street, Craig Colorado, 81625, at the hour of 6:00 p.m. There being present the following Commissioners: Mike Tucci, Tom Gilchrist, and Justin Jenison. Randy Kloos and Andrea Camp were absent. City Staff present were Building Official Marlin Eckhoff and Assistant Sierra Arellano. City Councilman Derek Duran was present in the audience.

Commissioner Tucci called the meeting to order at 6:00 PM and began with Commission roll call. Those present were Commission members Mike Tucci, Tom Gilchrist, and Justin Jenison.

Commissioner Jenison made a motion, seconded by Commissioner Gilchrist, to approve the minutes from February 20, 2023. Ayes: 3. Nays: 0. Motion carried.

Building Official Eckhoff presented the Commission with a conditional use application for Christy Farmer, who was unable to be present due to illness, at 590 7<sup>th</sup> Ave West. The request was to increase the number of children allowed at a home-based childcare provider from six (6) to nine (9) children. Eckhoff noted that the State of Colorado will still have to approve Christy's license but must have zoning permission prior to approval. All the commissioners noted that day care services in Craig are much needed. Commissioner Gilchrist made a motion, seconded by Commissioner Jenison, to recommend City Council to approve the conditional use permit with no conditions for up to nine (9) children at 590 7<sup>th</sup> Ave West. Ayes: 3. Nays: 0. Motion carried.

Eckhoff presented the Commission with a conditional use application for Curt Weiss at 444 and 458 Mack Ln to expand his existing self-storage facility. Eckhoff noted to the Commission that this property is zoned as commercial and none of the zoning districts in Craig allow storage units without a conditional use permit. Eckhoff wanted to stress to the Commission that if the conditional use application was approved, a site plan would still need to be presented and approved.

Curt Weiss was present to discuss his application with the Commission. Curt noted that his idea for the storage unit expansion would be to have a more modern and upgraded facility. This would be achieved through aesthetics and updated security measures. Through the site plan phase, Curt would work with Eckhoff and others to make sure there would not be issues with drainage, snow removal, traffic, landscaping and aesthetics.

Two residents of Woodbury Subdivision were present to speak in opposition of the conditional use application for storage unit expansion. Eddie Eggers noted that there have been some issues with the residents and the existing storage units in regard to homeless individuals staying there and snow removal procedures leading to damaged fencing. It was pointed out that the existing storage units were present at the time of Woodbury Subdivision's construction, so the residents were not blindsided by the storage units. Commissioner Jenison asked Eddie what would make

her more comfortable with this project. Eddie stated she would be more comfortable if there was increased landscaping and setbacks to make the storage units further separated from her property. Curt stated he would be willing to work collaboratively with the residents of Woodbury to make sure that it is a positive relationship with successful outcomes. Curt discussed with Eddie and the Commission that he would like to add a detention pond to help with the drainage concern and would add landscaping and fencing to create further separation between the residents and the storage units.

Based on these discussions, Commissioner Gilchrist made a motion, seconded by Commissioner Jenison to recommend City Council to approve the conditional use for Curt Weiss at 444 and 458 Mack Ln with the following conditions:

1. A detention pond be constructed on the southwest corner of the property.
2. There must be both a landscape buffer and fence on the south side of the property to create separation between Woodbury residents and the storage units.
3. On the north wall of the storage units, visible from Victory Way, there must be an aesthetic façade.

Ayes: 3. Nays: 0. Motion carried.

No commission or staff reports.

There being no further business, Commissioner Gilchrist made a motion, seconded by Commissioner Jenison to adjourn the meeting. Ayes: 3. Nays: 0. Motion carried.