

CRAIG PLANNING & ZONING COMMISSION MINUTES

June 19, 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 4th Street, Craig Colorado, 81625, at the hour of 6:00 p.m. There being present the following Commissioners: Randy Kloos, Mike Tucci, Tom Gilchrist, Justin Jenison, and Andrea Camp. City Staff present were Building Official Marlin Eckhoff and Assistant Sierra Arellano. City Councilman Derek Duran was present.

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

Commissioner Tucci made a motion, seconded by Commissioner Camp, to approve the minutes from May 15, 2023. Ayes: 5. Nays: 0. Motion carried.

Official Eckhoff presented the Commission with a site plan application submitted by Curt Weis to develop a self-storage facility at 444 and 458 Mack Ln aka Mon Kim Business Park: Lot 1 less Lot 1A of Kum & Go store, and Lot 2. Eckhoff noted that in March 2023, City Council approved the Conditional Use Application Curt submitted for the storage units with the following conditions:

1. The drainage plan must meet City and State requirements and be approved by City staff. At that time, the need for a detention pond will be determined.
2. The drainage plan, if feasible, to include improvements for the original Craig Storage.
3. 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.
4. On the north wall of the storage units, visible from Victory Way, there must be an aesthetic façade.

Eckhoff presented the landscaping and drainage plans to the Commission. Eckhoff discussed with the Commission that an administrative replat would be necessary for the project to continue due to an easement that runs through the middle of the site plan. The replat has not been completed yet as there are remaining utility companies that still need to approve the easement vacation. The Commission still had reservations regarding the landscape buffer and potential drainage issues on the southwest portion of the property. Commissioner Tucci made a motion, seconded by Commissioner Gilchrist, to recommend City Council to approve the site plan to develop a self-storage facility at 444 and 458 Mack Ln aka Mon Kim Business Park: Lot 1 less Lot 1A of Kum & Go store, and Lot 2 with the following conditions:

1. That the east west easement between lots 1 and 2 is vacated.
2. That they berm the area on the south west corner to ensure that water is diverted to the south drainage swale as to not enter adjacent properties.

The Commission discussed that there should be a condition regarding landscaping in Eddie Eggers yard, 435 Apple St. Curt stated he has had discussions with Eddie regarding the landscaping buffer and is willing to plant trees in her yard to aid in the buffer, to which Eddie has

agreed. Commissioner Tucci amended his motion, seconded by Commissioner Gilchrist, to include the following condition:

1. 2 trees be planted in Eddie Eggers yard to enhance the landscape barrier.

No further discussion had. Ayes: 5. Nays: 0. Motion carried.

Eckhoff introduced the Commission to Shea Lewis, who was present via Zoom. Shea and several colleagues present on the Zoom discussed with the Commission that they are interested in purchasing the Centennial Mall and introducing a different use for it. Their presentation discussed utilizing vacant portions of the mall to create climate controlled self-storage units and flexible industrial space. Current retail businesses would still be able to stay in the mall but the developers would discuss moving them to a different area of the mall to accommodate the new design but would not force anything. Following the presentation, Shea asked the Commission for their opinions. It was a consensus among the Commission that they all would be favorable to their concept. Eckhoff noted that a Conditional Use Application would need to be applied for since the Centennial Mall is in a C-2 zone district which only allows storage units through the conditional use process. Shea and his colleagues noted they will be doing an on-site evaluation and if they do decide to purchase the Centennial Mall, they will move forward with the conditional use and site plan approval process.

No Commission Reports to be given.

No Staff Reports to be given.

There being no further business, Commissioner Tucci made a motion, seconded by Commissioner Gilchrist to adjourn the meeting. Ayes: 5. Nays: 0. Motion carried.