

MEMO

September 12, 2023

To: Peter Brixius, City Manager
Craig City Council

From: Marlin Eckhoff, Building Official



Subject: City of Craig Building Dept Report

Valuations:

Note: Valuations are determined from the estimated total cost of the building project.

So far for the year, January through August, total valuations are \$7,685,808.96. The largest project valuation, \$800,000, coming from the solar system installation at the new Moffat County courthouse. Smaller contributions to this total have come from new stick-built homes. The average valuation of the new stick-built homes is \$270,000. Increased material costs due to inflation have impacted the valuation of building projects substantially in the last 2 years. Later this year, there should be a substantial increase to the valuations with the Craig Storage expansion and Tunatua RV Park permits.

Permits:

From January to August, there were 300 total permits given out. 80 in the County and 220 in the City.

Of the 300 permits:

- 12 are for manufactured homes (2 in the County and 10 in the City)
- 5 stick built homes (4 in the County and 1 in the City)
- 1 conversion from public to residential (in the County)
- 4 cabins (All in the County)
- 3 new commercial buildings (All in the City)

Fees Received:

A total of \$99,122.13 has been received by the Building Department.

- \$700 in septic permits (All County)
- \$12,410 in licensing
 - \$8,930.00 City
 - \$3,480.00 County
- \$86,012.13 in permit fees
 - \$54,872.03 City
 - \$31,140.10 County

The Craig Storage expansion and Tunatua RV Park will add to the overall permit fees collected as they are larger projects.

Inspections:

780 inspections have been completed thus far. If this trend continues, 2023 will have the most inspections since taking over Moffat County in 2016.

Property Maintenance

2023 has continued to see property maintenance issues.

4 properties that were previously condemned, have been or are in the process of being cleaned up. 9 properties remain condemned at this time due to lack of utilities or structural damage making the property uninhabitable. There has been one new condemnation in 2023 and it was recently resolved since all utilities had been restored.

So far, there has been less issues with people living in campers within the community compared to 2022.

Planning & Zoning

This year the Planning and Zoning Commission worked with the Craig Housing Authority to get the old hospital site rezoned from Commercial Downtown to Mixed-Use 2. This enabled CHA to receive approval for their 20-unit townhome development site plan.

The Commission also approved site plans for the expansion of Craig Storage on Mack Ln, the Tunatua RV Park site plan on Wickes Ave, and the site plan for a multi-business commercial site at 430 W Victory Way.