

# CRAIG PLANNING & ZONING COMMISSION MINUTES

**May 15, 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, Justin Jenison, and Andrea Camp. Randy Kloos was absent. City Staff present were City Manager Peter Brixius, Building Official Marlin Eckhoff, and Assistant Sierra Arellano.

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, Justin Jenison, and Andrea Camp.

Commissioner Camp made a motion, seconded by Commissioner Gilchrist, to approve the minutes from April 17, 2023. Ayes: 4. Nays: 0. Motion carried.

David Teeter, unable to be present due to illness, submitted a Conditional Use Application for 400 Mack Ln to create a live/work unit by building a residential dwelling in a portion of his existing shop. Building Official Eckhoff gave the Commission some background on previous live/work units. Eckhoff noted that he received no negative responses. There were two members from the public present that were in support of the application. Commissioner Jenison inquired if there is a square footage limit on live/work units. Eckhoff noted that there is no limit at this time. No further Commission discussion. Commissioner Camp made a motion, seconded by Commissioner Gilchrist, to recommend Council to approve the Conditional Use Permit for a live/work unit at 400 Mack Ln as presented. Ayes: 4. Nays: 0. Motion carried.

City Manager Brixius and Eckhoff, on behalf of the Craig Housing Authority, presented the Commission with a site plan for Lot 1A MRH Replat #2 for a 20 townhome development at the old hospital site. Brixius and Eckhoff stressed to the Commission that this a mostly grant funded project for affordable housing. The sale price for each townhome, currently, is projected to be \$250,000 to \$310,000. The contracts for each townhome will be deed restricted to ensure the homes can continue to stay affordable and keep them from being purchased by investors to be rental properties. The housing development will be governed by an HOA to ensure proper maintenance and upkeep. At this time, it is unknown what the HOA fees will be either monthly or annually. Two property owners in the surrounding area were present to discuss their concerns of maintenance and wanting the development to overall be a positive for the community. Their concerns were alleviated through discussions with Brixius. Eckhoff noted there are some final details to still be worked out being the final landscaping and lighting plans and final roof design and color. The Commission had no further discussion. Commissioner Camp made a motion, seconded by Commissioner Jenison, to recommend Council to approve the site plan for a 20 townhome development at Lot 1A MRH Replat #2 as presented. Ayes: 4. Nays: 0. Motion carried.

There were no Commission Reports to be given.

For Staff Reports, Eckhoff discussed several updates with the Commission. House Bill 23-213 was not voted on at the last meeting due to a large amount of kickback to recent amendments. The future of the bill, at this time, is unclear. Tunatua RV Park's general contractor is scheduled to begin work in June. The potential Maverik truck stop is continuing to have discussions with CDOT, which will need to be completed prior to presenting a site plan to the Commission. The Riverbend Subdivision is continuing to work with the Water and Wastewater Department to find solutions for capacity issues.

There being no further business, Commissioner Jenison made a motion, seconded by Commissioner Gilchrist to adjourn the meeting. Ayes: 4. Nays: 0. Motion carried.