

CRAIG PLANNING & ZONING COMMISSION MINUTES

February 19, 2024

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 via Zoom, Mike Tucci, Tom Gilchrist, and Justin Jenison. City Staff present were City Manager Peter Brixius, Economic Development Manager Shannon Scott, Building Official Marlin Eckhoff, and Assistant Sierra Arellano. City Councilman Derek Duran was present.

Commissioner Tucci called the meeting to order at 6:00 PM and began with Commission roll call. Those present were Commission members Randy Kloos via Zoom, Mike Tucci, Tom Gilchrist, and Justin Jenison. Commission member Andrea Camp was absent due to her new seat on City Council.

Commissioner Gilchrist made a motion, seconded by Commissioner Jenison, to approve the minutes from June 19, 2023. Ayes: 4. Nays: 0. Motion carried.

Commissioner Gilchrist made a motion, seconded by Commissioner Jenison to amend the agenda as presented by removing item 4A as Commissioner Camp's resignation letter had not been received yet. Ayes: 4. Nays: 0. Motion carried.

Official Eckhoff presented the Commission with a proposed Minor Subdivision application for the purpose of subdividing Lot 1 of the Meadows Subdivision into Lot 1, Lot 1A and Lot 1B. Eckhoff noted the City of Craig will retain ownership of all parcels. The intent of the subdivision would be to give a border for rezoning for future endeavors. The Commission did not have any questions for the City of Craig, which was represented by Peter Brixius and Shannon Scott. Commissioner Tucci opened public comment. Many members of the audience expressed strong concern about the future of the parcels/neighborhood and lack of knowledge. Scott was able to clarify questions regarding the definition of affordable housing, which is the proposed use of the property. Scott discussed with the Commission and audience that the housing is for 80 to 120% area median income (AMI) and confirmed the housing would not be low income. Commissioner Tucci closed public comment and opened Commission discussion. Commissioner Jenison noted that each item is separate and should be treated as such. Commissioner Jenison discussed that subdividing City owned land would not immediately move the process of building apartments forward as rezoning and an official site plan would have to be approved prior. The audience expressed concern that allowing the replat would be the first step in a direction they would not like to move. The Commission had no further discussion. Commissioner Jenison made a motion, seconded by Commissioner Gilchrist to recommend City Council to approve the Minor Subdivision of Lot 1 of the Meadows Subdivision into Lot 1, Lot 1A, and Lot 1B as presented. Ayes: 4. Nays: 0. Motion carried to much opposition from the audience.

Eckhoff presented the Commission with a Rezone Amendment application for the purpose of rezoning the newly formed Lot 1A of the Meadows Subdivision from Open (O) to Residential

High Density (RHD). Eckhoff introduced the Commission to David Dragoo and Michael Leahey, via Zoom, as private developers of a potential housing project on this parcel. It was again discussed that the project would be for workforce/affordable housing meaning 80 to 120% AMI. Commissioner Tucci opened public comment. The audience continued to express concern over the location and lack of transparency. Commissioner Tucci closed public comment. Commissioner Gilchrist expressed his belief that the rezoning and development are a great ideas but he did not agree with the location. Chairman Kloos discussed with the Commission that if approved, the Commission could make stipulations during the site plan phase that could make compromises such as limiting flow of traffic from the development to only 1st St and no access to Woodbury Dr. The Commission had no further discussion. Commissioner Gilchrist made a motion, seconded by Commissioner Jenison to recommend City Council to approve the Rezone Amendment application for the purpose of rezoning a newly formed Lot 1A of the Meadows Subdivision from Open (O) to Residential High Density (RHD) as presented. Ayes: 2. Nays: 2. Motion did not carry.

No Commission Reports to be given.

Eckhoff updated the Commission on the progress of the 8th St Housing Development by noting there will be boxes delivered to the storage site next week. Eckhoff noted that code review with Ayers Consulting is underway and there will be workshops to discuss the changes. There will be an advertisement ran in the paper for the Commission vacancy in the near future with the goal of filling the vacancy and alternate positions.

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