

MEMO

April 23, 2024

To: City Council

From: Marlin Eckhoff, Building Official *M.E.*

Subject Consider approval of a Final Replat of Lot 1A of MRH Replat #2.

BACKGROUND / DISCUSSION

This replat/minor subdivision is for the 20 townhomes being built at the old hospital site at 785 Russell St. The preliminary design for the replat was discussed and approved by City Council along with the site plan on May 23, 2023.

The site plan was approved on the condition that a replat of the property was completed and approved, once the lots could be accurately located to fall correctly along the dividing walls of the townhomes. Typically, a plat would have been approved prior to a development beginning. However, the nature of this modular development did not allow this until the foundations were designed and installed, then the surveyor was able to get exact locations for the separate lot boundaries.

We also had to have YVEA and Luminate design their infrastructure in order to ensure we had all necessary easements the correct size and location.

All utility, access and pedestrian easements have been approved by all of the utility providers, the Craig Housing Authority Director, and city staff.

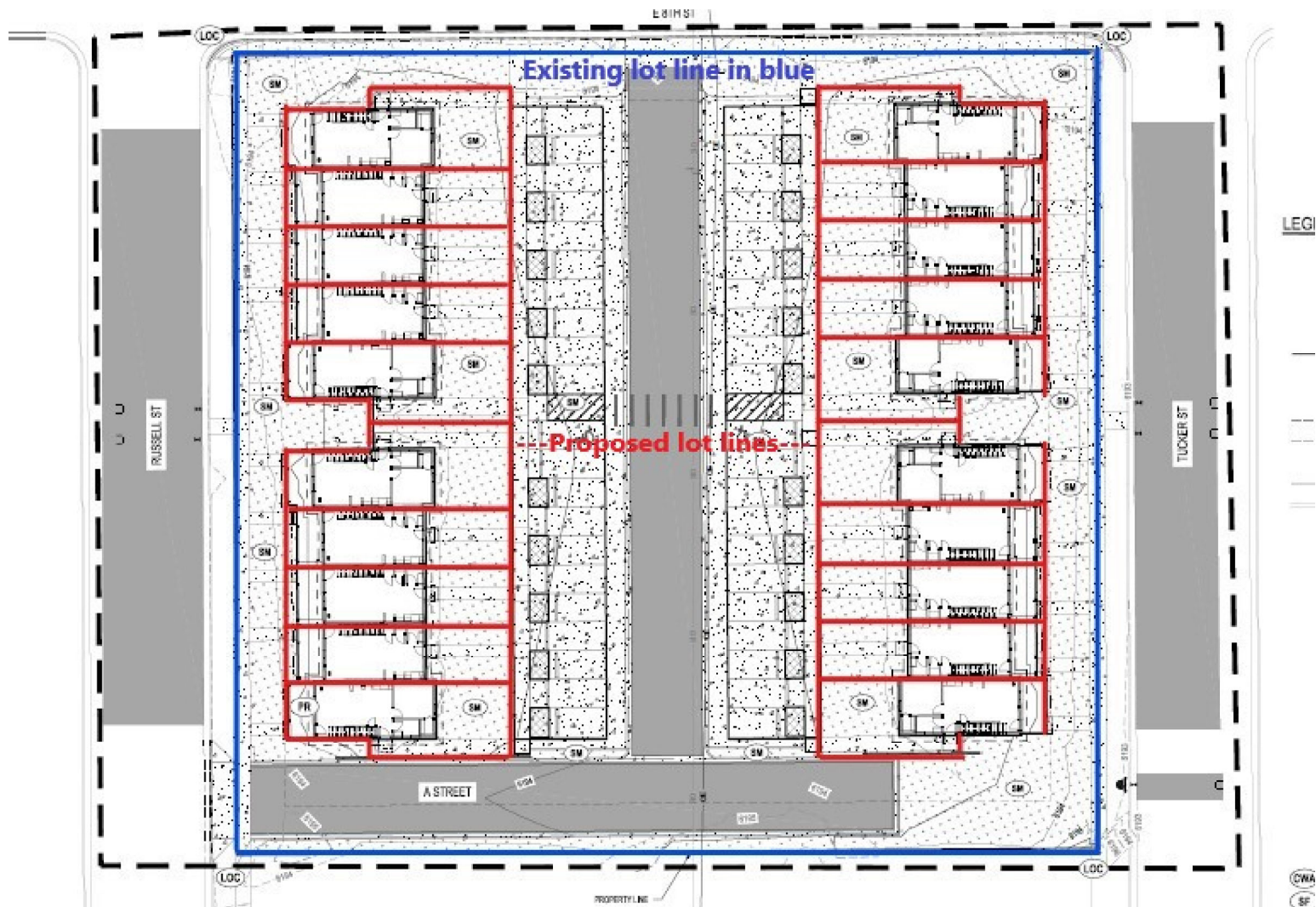
The plat also includes language that states "This plat is subject to a Declaration of Covenants" which will tie it to the HOA covenants that will also be recorded with the Clerk & Recorder.

I have included the following items for your review:

1. The proposed lot line diagram that was presented to Council when the site plan was approved. *(See 8th St Lot Line Plan)*
2. The proposed replat from Mike Fraher. *(See Town of Craig 8th St Replat)*
3. The Planning & Zoning minutes from the April 15th meeting.

PLANNING & ZONING RECOMMENDATION

The Planning & Zoning Commission met on April 15, 2024 where they were presented the Final Replat of Lot 1A of MRH Replat #2. The Commission voted unanimously, 5 to 0, to recommend City Council to "Approve the Final Replat of Lot 1A of MRH Replat #2 as presented".

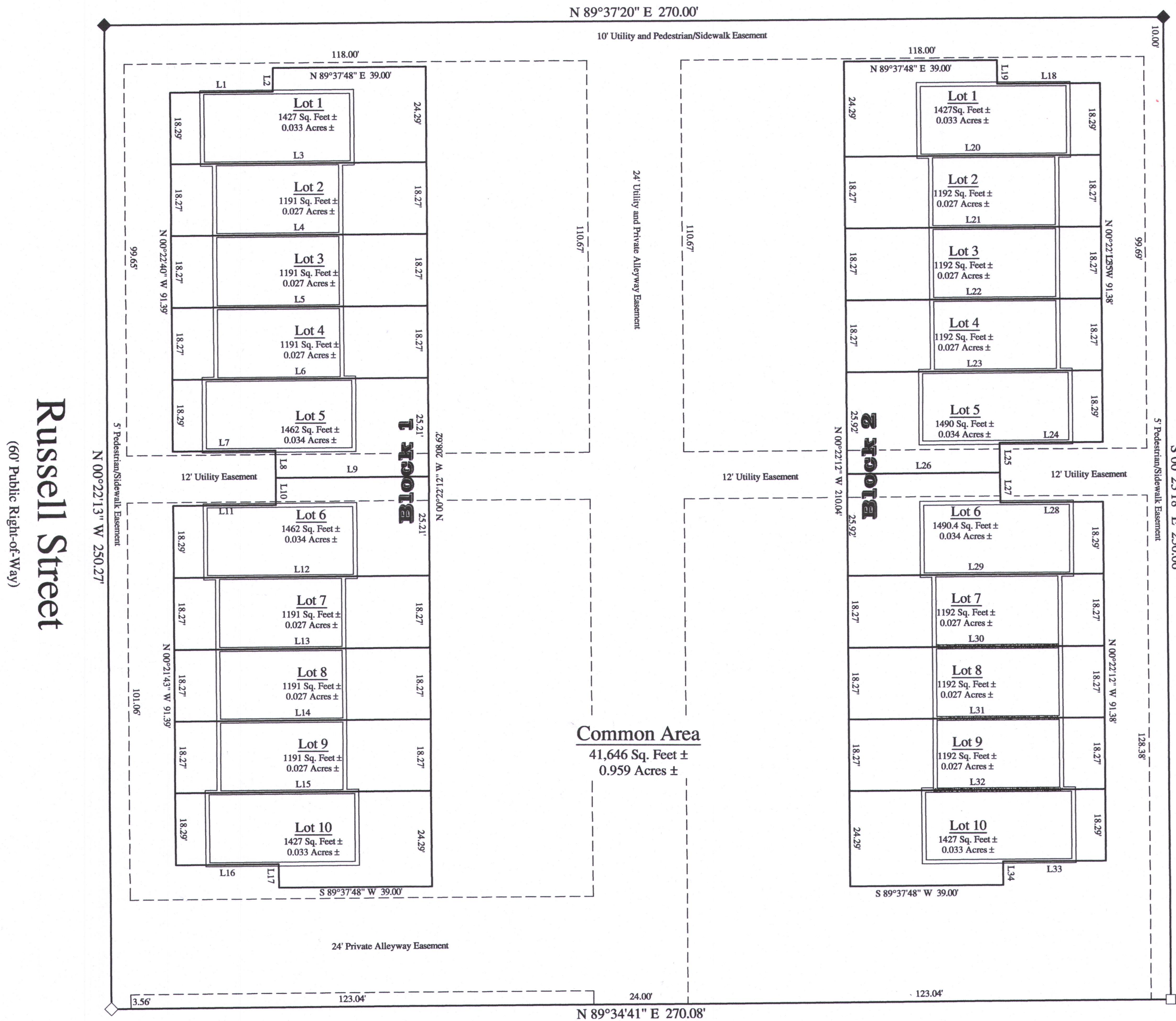


8th Street

(60' Public Right-of-Way)

Basis of Bearing

N 89°37'20" E 270.00'



Russell Street
(60' Public Right-of-Way)

Tucker Street
(60' Public Right-of-Way)

Common Area

41,646 Sq. Feet ±
0.959 Acres ±

Adjoining Landowner
(Not a part of this plat)

Northwest Colorado Visiting Nurses Association
745 Russell St
Craig, CO 81625

Land Use Table		
	Sq. Ft. (±)	Acres (±)
Common Area	41,646	0.959
Individual Lots	75,010	0.592
Total	67,555	1.551

Notes

- This survey was performed without the benefit of a current Title Policy. The record information which is referenced hereon is the result of research performed by this surveyor and is not necessarily complete or conclusive.
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjoining.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- Bearings are based on the designated line as shown on this drawing which is considered to bear North 89°37'20" East. Monumentation at the points of termination of said line are as shown on this plat.
- This Land Survey Plat and the information shown hereon may not be used for any additional or extended purpose beyond that for which it was intended and may not be used by any parties other than those to whom it is certified.
- The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.
- The common area includes all property not included in Lots 1-10 of Blocks 1 & 2.
- The subject property is located in Flood Zone B, according to FEMA Flood Insurance Rate Map, Community Panel 080119 0001 C, Panel 1 of 2, with an effective date of September 28, 1984.
- The Property described hereon will be subject to a Declaration of Covenants, Conditions, and Restrictions recorded in the Office of the Clerk and Recorder of Moffat County, Colorado. Refer to the Declaration for further information regarding the rights and responsibilities of property owners and the association.
- Monuments for the property corners of individual lots were not set as a part of the recordation of this replat. In accordance to C.R.S. 38-51-105 (3)(a), monuments for block and lot corners will be set prior to sale of individual lots.
- Property is Located in Mixed Use-2 (MU-2) zoning district.

Surveyor's Certificate

I, Michael Frisner, a duly registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this drawing was done by me or under my direct supervision and is in accordance with the applicable standards of practice and is accurate based upon my knowledge, information and belief.

Michael Colorado P.L.S. No. 38494

Dated this _____ day of _____, 2024.

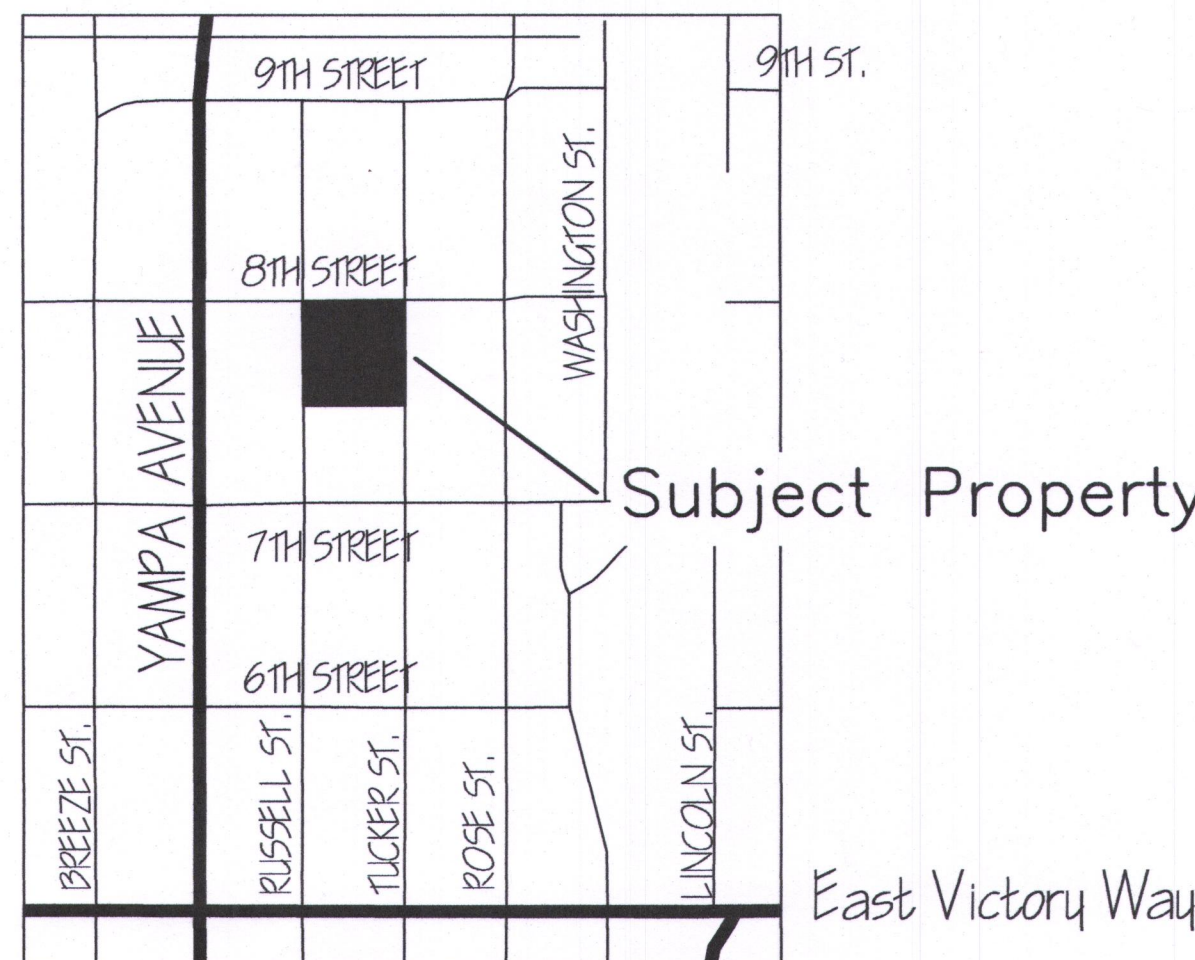
NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Final Plat of Town of Craig 8th Street Replat

being a replat of Lot 1A of MRH Replat #2, according to the Final Plat thereof,
located in the northeast quarter of the southeast quarter of Section 36, Township 7
North, Range 91 West of the 6th P.M., City of Craig, Moffat County, Colorado

Vicinity Map
not to scale



Owner Certificate

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners thereof, have laid out, replatted and subdivided as shown on this Plat the land described as follows:

A parcel of land located in the northeast quarter of the southeast quarter of Section 36, Township 7 North, Range 91 West of the 6th P.M., City of Craig, Moffat County, Colorado, more particularly described as follows:

Lot 1A of MRH Replat #2, according to the final plat thereof, recorded on November 16, 2021 at reception #2021-4136018013, containing 67,555 square feet (1.551 acres +/-), more or less.

Under the name and style of Town of Craig 8th Street Replat, and by these presents, do hereby dedicate to the public all streets, easements, and other public places shown hereon and not already otherwise dedicated for public use.

By: _____

As: Craig Housing Authority
300 W 4th Street
Craig, CO 81625

Notarial Certificate

State of Colorado)
County of Moffat)

The above and foregoing instrument was acknowledged before me

this _____ day of _____, A.D., 2024

by _____

Witness my hand and official seal

Notary Public: _____

My Commission expires: _____

Clerk & Recorder's Certificate

This Plat was deposited for record in the office of the Moffat County Clerk & Recorder, in the State of Colorado

at _____ M on the _____ day of _____, 2024

Clerk & Recorder: _____

By: _____
Deputy

City Council Certificate

The above plat and dedication are hereby approved for filing by the City of Craig of Moffat County, Colorado, this

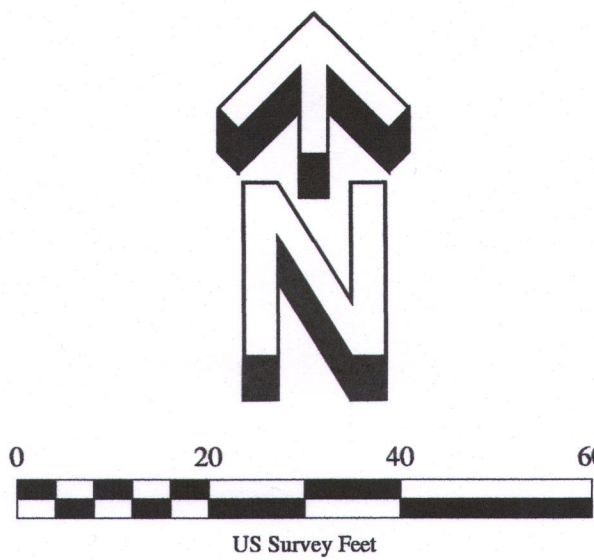
_____ day of _____, A.D., 2024.

By: _____ Attest: _____
Chris Nichols City Clerk
Mayor

EPP & ASSOCIATES
PROFESSIONAL LAND SURVEYORS



433 4th Avenue West
P.O. Box 1444 Phone (970) 824-8236
Craig, CO 81626 Fax (970) 824-5227



Explanation

- Denotes found countersunk copper monument in concrete with 1" top by PLS No. 14815
- Denotes found No.5 rebar w/ 1" pink plastic cap by PLS No. 38494
- Denotes found countersunk copper monument in concrete with 1" top by PLS No. 38494

Town of Craig 8th Street Replat

Final Plat

Section:	36
Township:	7N
Range:	91W
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 20'	Sheet: 1 Of: 1
Job No:	2023.103-07	
Drawn By:	MF	
Date:	3apr24	

CRAIG PLANNING & ZONING COMMISSION MINUTES

April 15, 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, Mike Tucci, Tom Gilchrist, Justin Jenison, Mason Updike, and alternate Savana Crow. City Staff present were Building Official Marlin Eckhoff and Assistant Sierra Arellano. City Councilman Chris Nichols was present.

Commission Chair 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, Mason Updike, and alternate Savana Crow.

Commissioner Tucci made a motion, seconded by Commissioner Gilchrist, to approve the minutes from February, 19 2024. Ayes: 5. Nays: 0. Motion carried.

Commissioner Tucci made a motion, seconded by Commissioner Jenison to amend the agenda as presented by adding item 4D – the discussion of east and north facades of the Craig Storage units on Mack Ln. Ayes: 5. Nays: 0. Motion carried.

Eckhoff presented the Commission with a Final Replat of Lot 1A of MRH Replat #2 AKA the old Hospital townhome site. Eckhoff described how the replat was designed per the size specifications of the modular units, along with collaboration with the utility providers. The Commission had minimal discussion. Commissioner Gilchrist made a motion, seconded by Commissioner Tucci, to recommend City Council to approve the Final Replat of Lot 1A of MRH Replat #2 as presented. Ayes: 5. Nays: 0. Motion carried.

Official Eckhoff introduced 4B – presentation from the owner of the Cedar Mtn Village Mobile Home Park for the purpose of expanding the existing park to the north. It was stressed that this would not be a voting matter. Rocky Baldozier, the owner of the park, and Tim Sanfratello, park maintenance, were present to discuss the expansion. Baldozier stressed that they are working to make the park a place of pride for the occupants and to give them a sense of ownership. The Commission was appreciative of Baldozier's sentiments. Eckhoff did discuss with the Commission that there will have to be a flow study and discussions with the Water Department as the expansion gets closer to fruition but at this time Baldozier is gauging the Commissions feelings about the expansion that would require a rezone. The Commission expressed to Baldozier and Sanfratello that there would be some things to discuss during the site plan phase (open space, EMS and fire access, railroad proximity, etc) but at this time, the Commission would have little issues to note for rezoning of the lot north of the park for expansion.

Eckhoff discussed with the Commission that the by-laws do require that the Chairman and Vice Chairman need to be voted on each year. Chairman Kloos expressed his interest in continuing to be the Chairman. Commissioner Gilchrist told Chairman Kloos and Vice Chairman Tucci that he

feels they have both done a great job. Commissioner Gilchrist made a motion, seconded by Commissioner Jenison for Randy Kloos to be the Chairman and Mike Tucci to be the Vice Chairman. Ayes: 5. Nays: 0. Motion carried.

Eckhoff introduced Ben Weaver, present via Zoom, to discuss the facades of the Craig Storage units. Weaver discussed with the Commission that the original plan for the east façade has not been able to come to fruition like they had hoped. Weaver showed the Commission concepts for the east side. The Commission discussed multiple options with Weaver and recommended that he send them a final design to review and approve. Commissioner Jenison stressed to Weaver that something needs to happen on the north side that was a large part of the original approval. Weaver noted that the original plan is still going to be completed on the north side façade.

Weaver discussed with the Commission that Craig Storage will likely have to ask for a variance to install a fence on the east side of the property due to where the gas line runs and not being able to place it within 10 feet of the gas line. Weaver provided the Commission with a design for the fence and they were very pleased. The Commission thought the fence would add curb appeal and they would recommend them to apply for the variance.

For Commission Reports, Commissioner Tucci inquired about 430 W Victory Way and stated what the building currently looks like is not what was agreed upon. Eckhoff notes he has spoken with the general contractor to get the aesthetics of the building site remedied. Eckhoff did note that the approved site plan is still what is being planned for the site.

Eckhoff updated the Commission that the Tunatua RV Park is still making slow progress but is getting closer to starting construction. Eckhoff discussed with the Commission that the City has been working with Ayres and Associates, via grant funding, to look at short term rental regulations. Once Ayres has provided more information, Eckhoff will provide it to the Commission and a workshop could follow.

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