

CRAIG PLANNING & ZONING COMMISSION MINUTES

June 17, 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, Mason Updike, and Savana Crow. City Staff present were Building Official Marlin Eckhoff and Assistant Sierra Arellano. City Councilman Derek Duran 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, Mason Updike, and Savana Crow. Justin Jenison was absent, excused.

Commissioner Tucci made a motion, seconded by Commissioner Updike, to amend the agenda to add item 4.5 Public Comment. Ayes: 5. Nays: 0. Motion carried.

Commissioner Tucci made a motion, seconded by Commissioner Updike, to approve the minutes from May 20, 2024. Ayes: 5. Nays: 0. Motion carried.

Official Eckhoff presented the Commission with a public hearing to consider a recommendation to Council on a zone map amendment to rezone Cedar Mtn Mobile Home Park Parcel "A" from Light Industrial Zone District to Residential Mobile Home Zone District. Official Eckhoff and Will Myers, engineer for Cedar Mtn Mobile Home Park, stressed to the Commission that there will still be a site plan presented that will allow the Commission to make stipulations.

Commission Chair Kloos opened the public hearing to public comment. None had.

With no further discussion, Commissioner Gilchrist made a motion, seconded by Commissioner Tucci, to recommend City Council to approve the zone map amendment to rezone Cedar Mtn Mobile Home Park Parcel "A" from Light Industrial Zone District to Residential Mobile Home Zone District. Ayes: 5. Nays: 0. Motion carried.

Official Eckhoff gave the Commission background on a public hearing to discuss and vote on a variance request from Midwest Roots Construction to decrease the front yard setback from 25' to 10' along Bryan Way, subject property is Glen Erie Lots 10-12 Block 8. Eckhoff discussed with the Commission that this variance came about as Randy Schwarz of Midwest Roots Construction wanted to look at a possible minor subdivision and in order to begin the application process would need to get elevations and drainage plans. The 10' setback would make the home 45' from Bryan Way. Schwarz notes that the reduced setback would allow the homes to have a more desirable driveway length and aid in drainage plans.

Commission Chair Kloos opened the public hearing to public comment. Public comment made by Jennifer Pieroni, Janie Morley, Vicki Huyser, Matt Ferringier, Jon Miller, Anne and Rodney Compton. Public comment consisted of prior violation notices due to "junk", civil suit for

trespassing, surrounding property values decreasing. Official Eckhoff noted that prior to the meeting, 4 letters had been received in opposition of the variance. No further comment.

Tucci noted that he is not aware of any other 10' setback and worried about the precedent it could set, Commissioner Gilchrist seconded this sentiment. The Commission discussed the criteria for a variance, many felt that a hardship was not presented. With no further discussion, Commissioner Updike made a motion, seconded by Commissioner Gilchrist, to deny the variance request from Midwest Roots Construction to decrease the front yard setback from 25' to 10' along Bryan Way due to lack of hardship presented and to not set a precedent. Ayes: 5. Nays: 0. Motion carried.

The Commission presented Schwarz his option to appeal their decision to City Council and he stated he would not be appealing.

Commission Chair Kloos opened public comment. Janie Morley and Vicki Huyser expressed to the Commission the need for short term rental regulations. Eckhoff noted that City staff has been working with Ayres and Associates to come up with regulations that comply with state house bills and will be having a workshop in the near future. Rafael Finneman, Jon and Candace Miller, and Anne Compton reiterated to the Commission their concerns with the variance application presented due to the previous violations that Schwarz committed and discussed looking at different application methods to reduce wasted time. No further discussion.

No Commission Reports.

For Staff Reports, Eckhoff reiterated to the Commission that a workshop will be coming in the near future regarding short term rentals.

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