

CRAIG PLANNING AND ZONING COMMISSION AGENDA
October 17, 2016

6:00 p.m. Regular Meeting

1. Call to Order
2. Roll Call
3. Approval of Minutes from May 16, 2016
4. Approval of Minutes from August 15, 2016
5. New Business
 - A. Appointment of new Chairman.
 - B. Brandon Ager is requesting approval for a Site Plan for a 2,160 sq ft garage/shop for storage of landscaping and snow removal equipment, located at 380 Tucker Street.
6. Commission Reports
7. Staff Reports
8. Adjourn

COMMISSIONERS

Chris Nichols, Vice Chairman
Randy Kloos
Sid Arola
Mike Tucci
Tom Gilchrist

ALTERNATES

Ashly Shipman
Rich Sadvar

Joe Bird, City Council
Marlin Eckhoff, Building Inspector
Gayle Zimmerman, Executive Assistant

CRAIG PLANNING AND ZONING COMMISSION

May 16, 2016

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: Jim Meineke, Randy Kloos and Sid Arola. Mike Tucci was absent. Chris Nichols and Tom Gilchrist's absences were excused. City Council was represented by Joe Bird. City Staff present were City Manager Jim Ferree and Executive Assistant Gayle Zimmerman.

Commissioner Arola made a motion, seconded by Commissioner Kloos, to approve the minutes from the March 21, 2016 meeting. Ayes: 3. Nays: 0. Motion carried.

Brian Herring, dba Colorado West Ice & Bottled Drinking Water, was present in requesting an Administrative Replat to create a lot to serve as access to the Colorado West business, behind 452 Barclay and east side of the 400 block of Taylor. Discussion was held. Commissioner Kloos made a motion, seconded by Commissioner Arola, to approve the Administrative Replat, subdividing two 25' strips from adjoining owners to create an access to the rear of 452 Barclay. Ayes: 3. Nays: 0. Motion carried.

City Manager Ferree informed the Commission that he will be advertising for two alternate positions to fill the vacancies of Gilchrist and Matthews. With the resignation of Commissioner Meineke, a new chairman will need to be elected and Commissioner Gilchrist will move into a regular commission position.

City Manager Ferree reported on the status on current and upcoming projects. There has been no contact from Craig Power Sports. He expects plats from Kum & Go soon. KFC is working with Tunies and Such on their new landscape.

There being no further business, Commissioner Arola made a motion, seconded by Commissioner Kloos, to adjourn the meeting. Ayes: 3. Nays: 0. Motion carried.

CRAIG PLANNING AND ZONING COMMISSION

August 15, 2016

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 6:33 p.m. There being present the following Commissioners: Chris Nichols, Mike Tucci, Tom Gilchrist, Ashly Shipman, and Rich Sadvar. Randy Kloos and Sid Arola's absences were excused. City Council was represented by Joe Bird. City Staff present were Building Inspector Marlin Eckhoff, Acting Public Works Director Randy Call, and Executive Assistant Gayle Zimmerman.

Commissioner Gilchrist made a motion to approve the Minutes from May 16, 2016. No one present at the meeting could second the motion as they were not at the May 16th meeting. Approval of the minutes were tabled until the next meeting.

Appointment of a new Chairman was tabled until the next meeting.

New Commission members, Ashly Shipman and Rich Sadvar, were introduced and welcomed. Vice Chairman Nichols appointed them both as voting members.

Danna Prescott was present in requesting a variance from the fence maximum building height requirements, and front yard setback requirements, at 1255 Lecuyer Drive. Discussion was held. Commissioner Arola was not present, but emailed a statement opposing the request. Visibility and construction aesthetics were not considered an issue by the Commission. Issues with the fence being built without a permit, being over the required height limit, and setting a precedence were discussed. Commissioner Shipman made a motion to approve the request. There was not a second, therefore the motion failed. Commissioner Gilchrist made a motion not to approve the variance request because the fence was built above the height requirements. Commissioner Sadvar seconded the motion. Ayes: 3. Nays: 2. Motion passed. Commissioners Shipman and Sadvar voted in the minority.

CST Motors, aka Victory Motors requested approval of a Site Plan at 2705 West 1st Street. Discussion was held. Commissioner Tucci made a motion, seconded by Commissioner Gilchrist, to recommend to City Council to approve CST Motors, aka Victory Motors' Site Plan for a 3,751 sq. ft. addition and a 4,100 sq. ft. remodel at 2705 West 1st Street, since it meets all the requirements. Ayes: 5. Nays: 0. Motion carried.

Review of the updated Public Works Manual was discussed. Randy Call stated the manual had not been updated since 1988. This is a working manual and changes can continue to be made. Some issues that were discussed also included sidewalk width and backflow preventers. It was decided to table approval of the manual until the Commission could have a workshop with Engineer, Chris Lehrman of SGM, Inc.

Vice Chairman Nichols asked for clarification on responsibilities in the Planning Department. Until a new City Manager is hired the employees involved will work together to accommodate planning issues. Randy Call will look at projects that require an engineer and determine if it fits in his scope of work or if SGM would need to be consulted. Inspector Eckhoff will handle requests that do not require engineering. Executive Assistant Zimmerman will help with procedures and policies.

Inspector Eckhoff reported that the Kum & Go project is progressing. The Memorial Hospital has been in contact with him regarding a project that may start this winter.

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

m e m o

October 11, 2016

To: Planning and Zoning Commission
From: Marlin Eckhoff, Building Official
Subject: Site Plan for 380 Tucker Street

BACKGROUND / DISCUSSION

The applicant is proposing to build a 2,160 sq.ft. garage/shop for storage of his landscaping and snow removal equipment. The building will have two 15'x 60' open sided lean-to roof systems. The building will not be open to the public and will be used for storage purposes only.

Zoning: MU-1 This is a permitted use in the Mixed Use District

Sidewalks: 125' of 4' sidewalk along 4th Street
 150' of 4' sidewalk along Tucker Street
 The sidewalk will be attached to meet up with the existing ADA ramp.

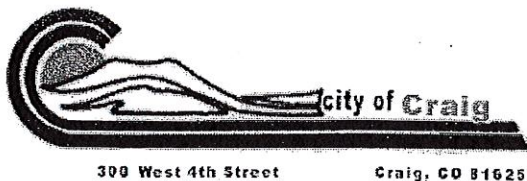
Driveway: New 36' wide concrete driveway from curb to building.

Landscaping:	The lot is 18,750 sq.ft.	All landscaping will be irrigated.
	Sq. Footage required: 1,500	Sq. Footage proposed: 1,500
	Trees required: 3	Trees proposed: 3
	Shrubs required: 5	Shrubs proposed: 9 total 3 different types

RECOMMENDATIONS

It is my recommendation to approve this site plan based on the following.

1. There is an existing dilapidated house on the lot that he will be demoing that has been an eye sore for years.
2. The sidewalks will help with pedestrian travel along both streets.
3. The plan meets all of the requirements and should dress up a very run down property.



300 West 4th Street

Craig, CO 81625

Staff Use Only

Application Number: _____

Received By: _____

Date: 10-11-16

LAND USE APPLICATION

1. This is the master land use form for the City of Craig. Please use to apply for:
(please circle one of the following as appropriate)

Administrative Subdivision
Major Subdivision 1 2 3
Planned Development Overlay
Sign Permit
Temporary Use

Annexation
Variance or Appeal
Minor Subdivision
Rezoning
Other: _____

Conditional Use
Waiver
RV Park
Site Plan

2. Project Name: Ager Shop
please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Brandon Ager

Applicant Name: _____

Address: 380 Tucker St

Address: _____

Telephone: 970-846-9436 Fax: _____

Telephone: _____ Fax: _____

E-mail: brandonag-13@yahoo.com

E-mail: _____

4. Property Description:

Address or Location: 380 Tucker St Craig, Co.

Existing Zoning: X Existing Use: _____

Proposed Zoning: _____ Proposed Use: _____

5. Purpose: (describe intent of this application in 1-2 sentences)

As shop to store my equipment

6. Certification: (must be signed in blue ink)

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: Brandon Ager

Date: 10-3-16 AND

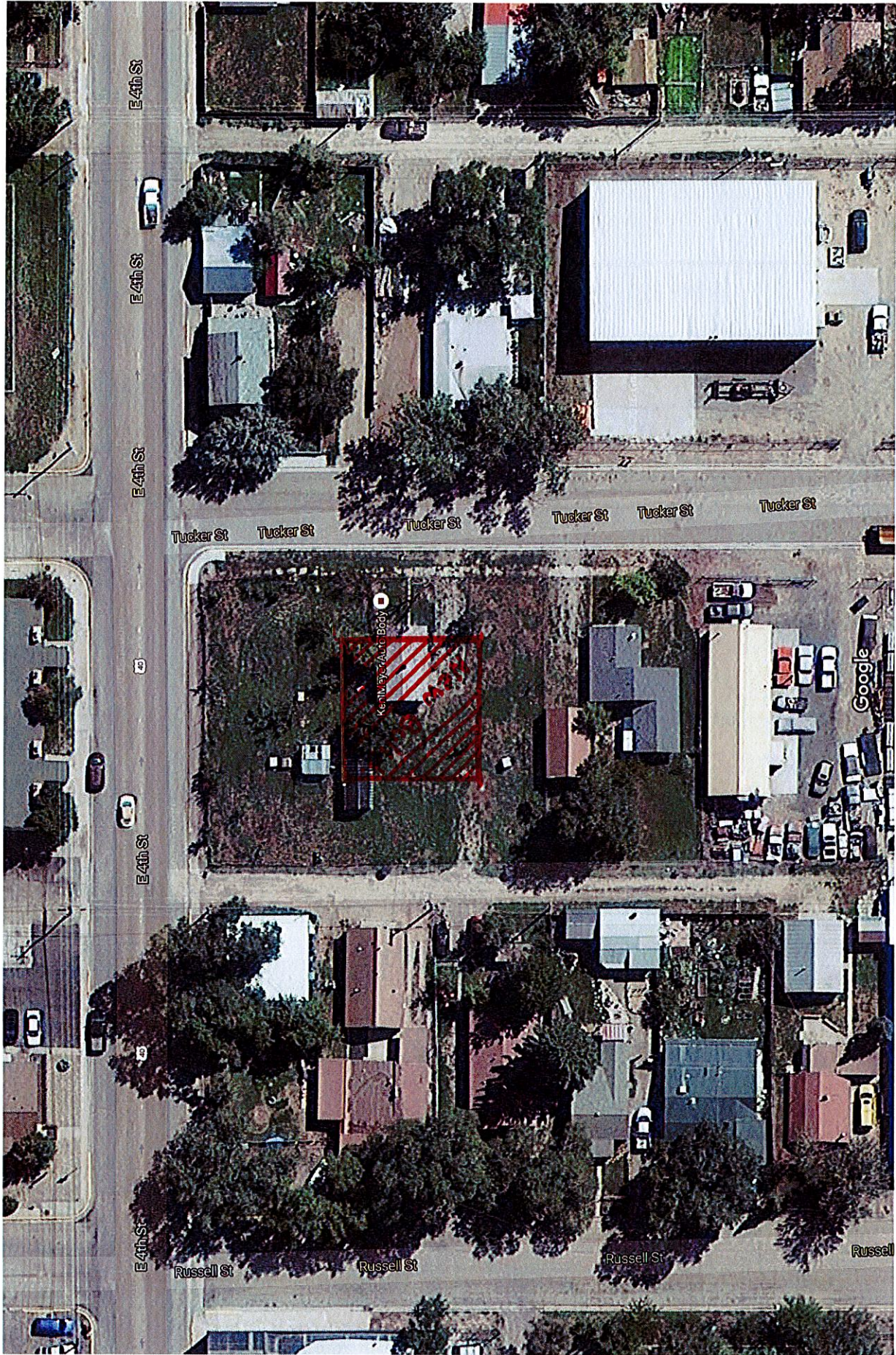
I certify that the information and attachments I have submitted are true and correct to the best of my knowledge.

In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the City of Craig must be submitted prior to processing of this application.

Applicant: Brandon Ager

Date: 10-3-16

Google Maps

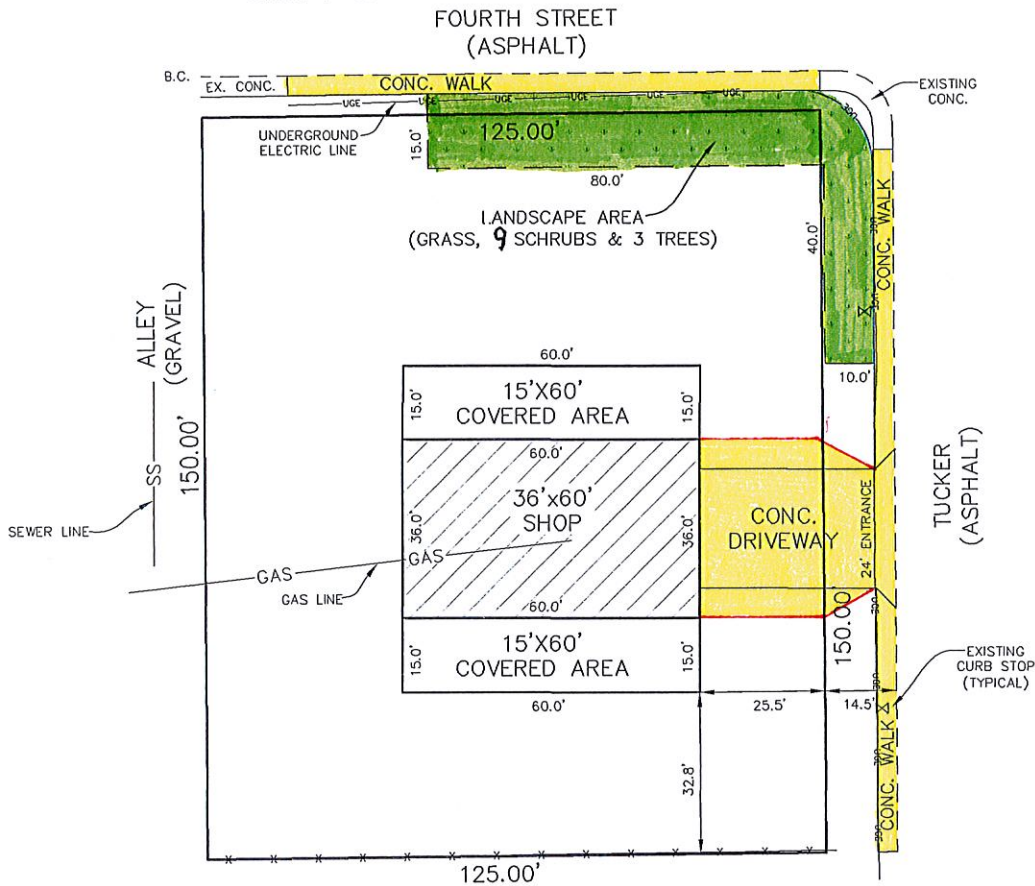


Map data ©2016 Google 20 ft

PLOT PLAN



SCALE: 1"=30'



Proposed Concrete

Proposed Landscaping

LEGAL DESCRIPTION

LOTS 1-6, BLOCK 47 of the
TOWN OF CRAIG, according to
the Plat thereof

ADDRESS

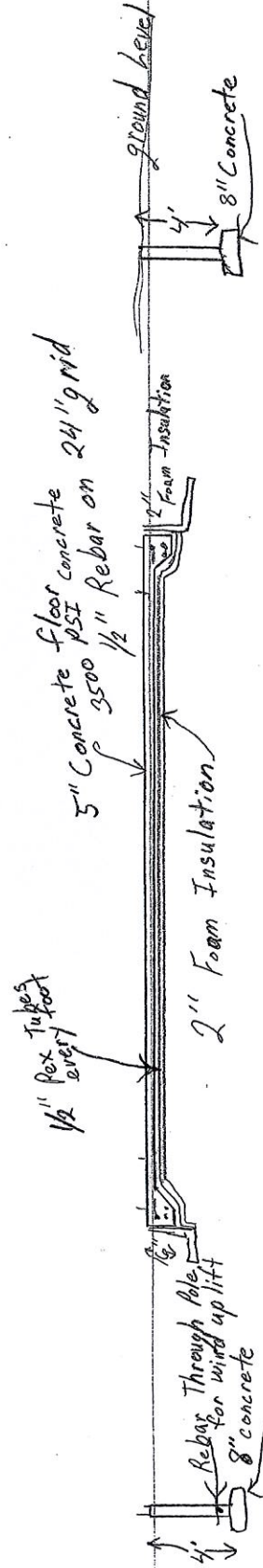
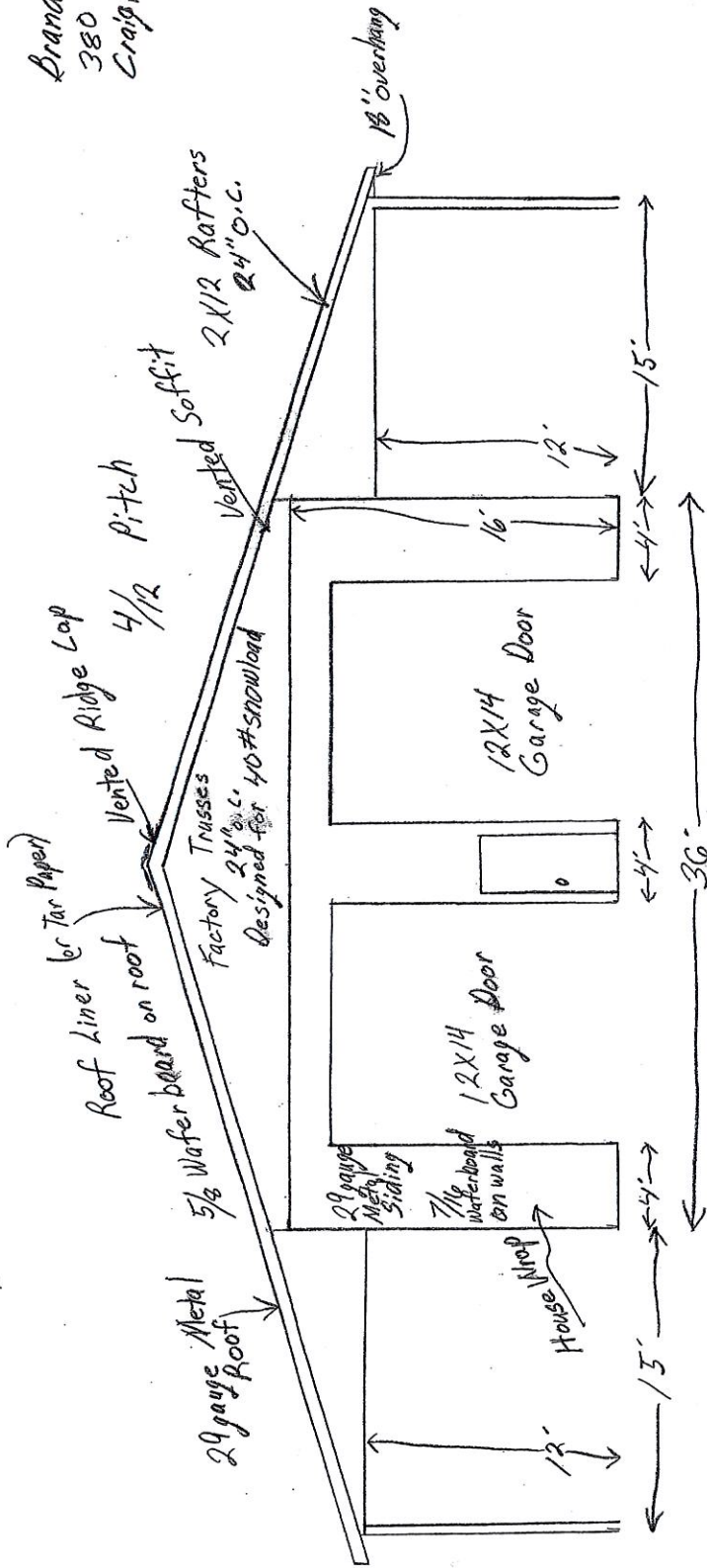
380 & 390 TUCKER STREET
CRAIG, COLORADO 81625

OWNER

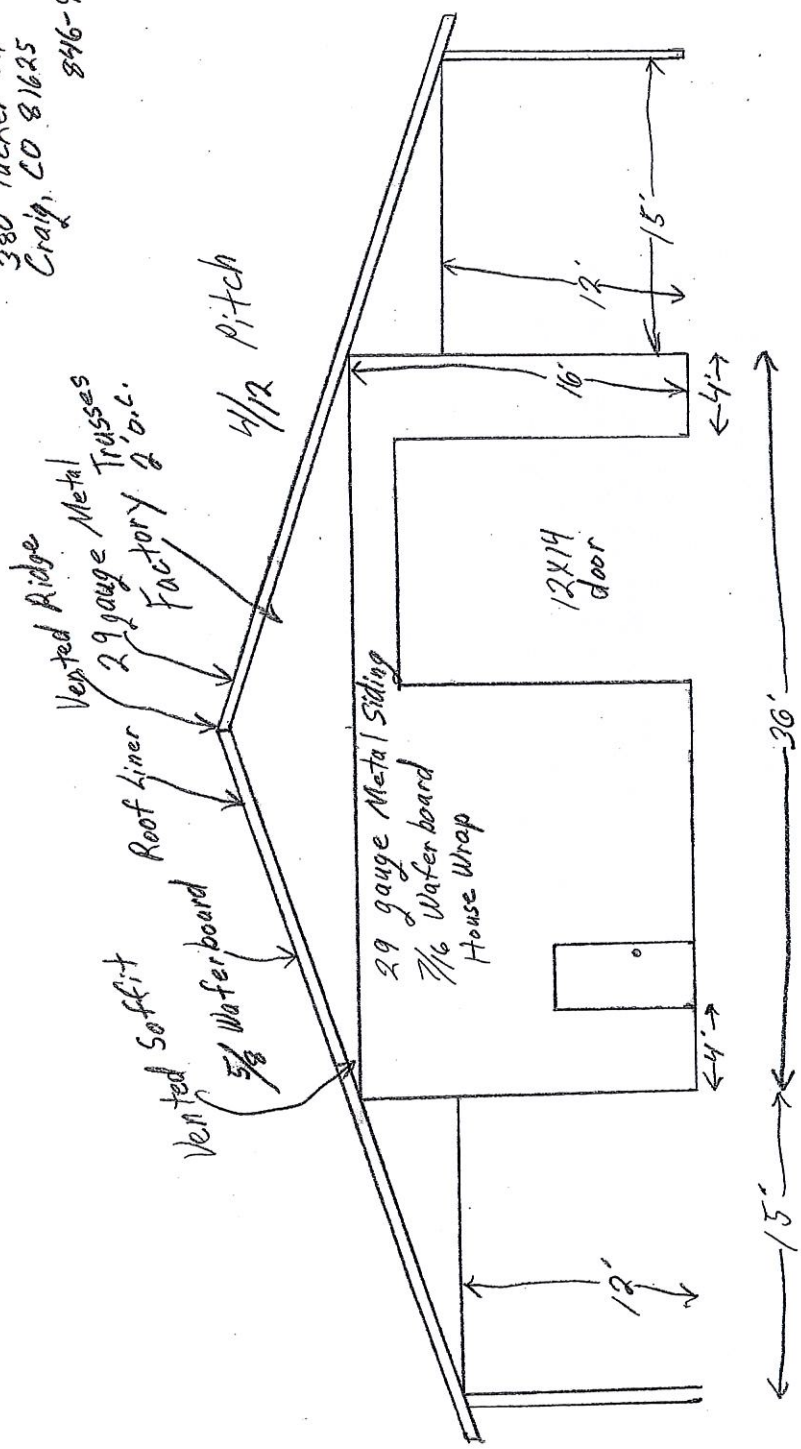
BRANDON AGER
974 ALTA VISTA DR.
CRAIG, COLORADO 81625
(970) 846-9436

East Wall

Brandon Ager
380 Tucker St.
Craig, CO 81625
846-9436

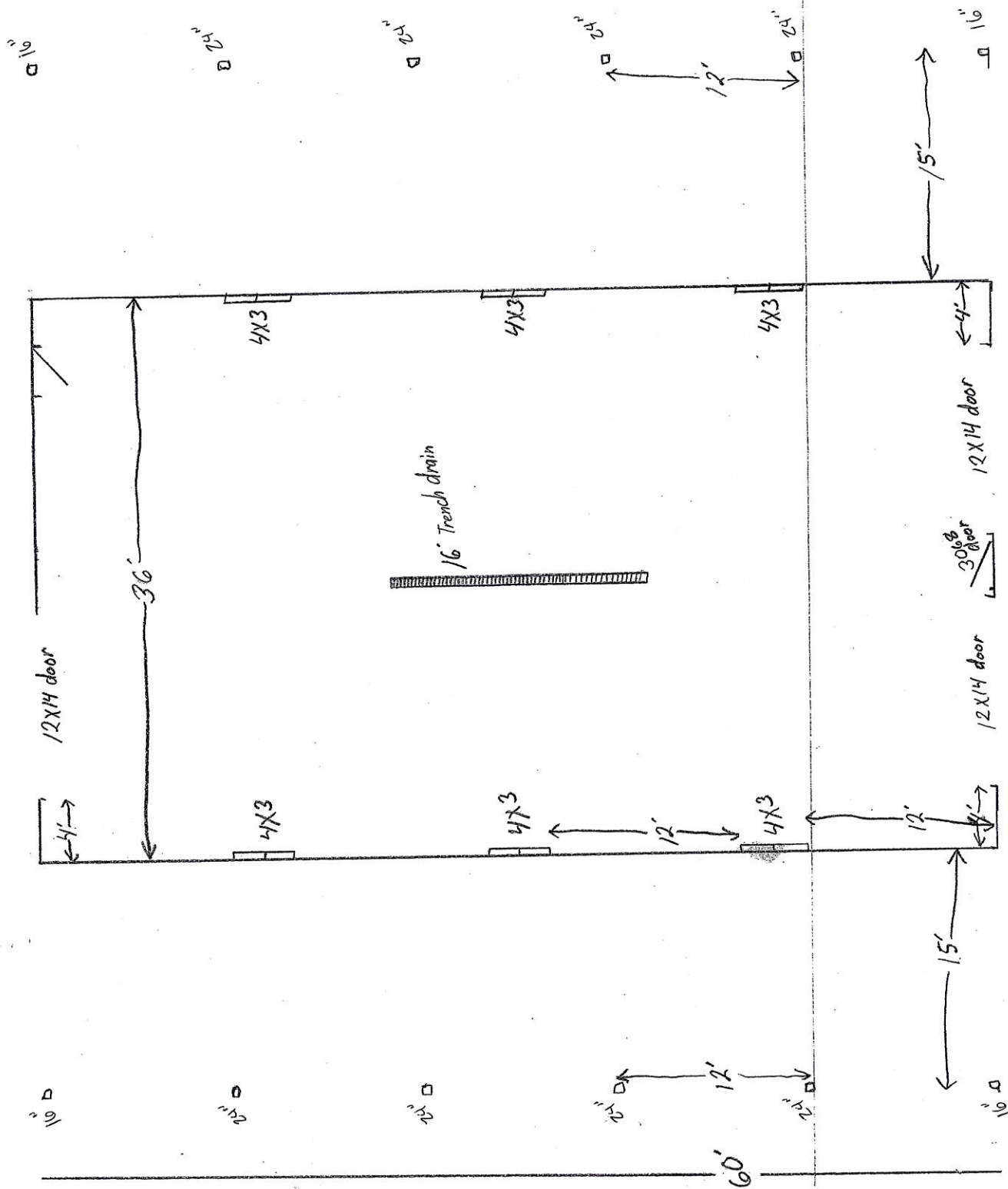


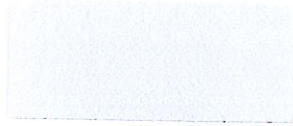
Brandon Ager
 380 Tucker St.
 Craig, CO 81625
 946-9436



Floor Plan

Brandon Ager
380 Tacker St.
Craig, CO 81625
846-9436





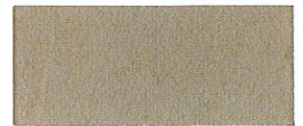
Vintage White



Polar White
(also available in G-90 Galvanized)



Saddle Tan



Clay



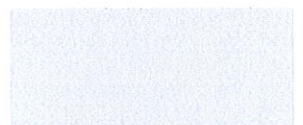
Buckskin



Gray
Walls



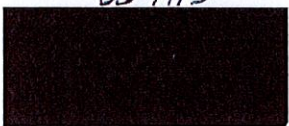
Light Stone



Regal White



Charcoal
Roof/Him



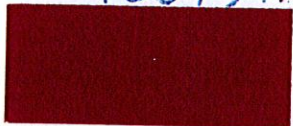
Burnished Slate



Hawaiian Blue



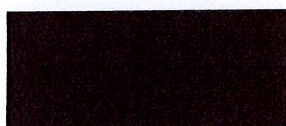
Evergreen



Radiant Red



Rustic Red



Burgundy



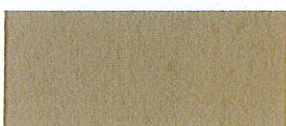
Koko Brown



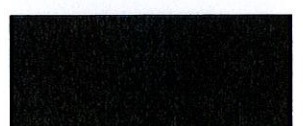
Coal Black



Cobalt Blue



Desert Sand



Ivy Green



Galvanized



Galvalume Plus®

Final color selection should be made from actual color chips.

For the most current information available, visit our website at www.abcmetal.com

See color selection chart for gauge and warranty availability.