

CITY OF CRAIG MEMORANDUM

To: Craig Planning Commission
From: Samantha Wilson, City Planner
Date: August 18, 2023
RE: Resolution 619-23 PC Tiny Homes in Trailer Parks

After several planning commission meeting discussions spread out over the last year, an update to language in Title 18 allowing mobile homes that do not have permanent wheels and chassis in mobile home parks is ready for public review. This project is a response to the ongoing housing shortage in Craig, the prohibitive cost of double-wide trailers to individuals, the need to replace existing deteriorating trailer stock, and interest from individuals to place container homes in mobile home parks.

This public hearing is a way to inform the public and get more input from the community for or against the language as described in Resolution 619-23. Some comments from Shaan-Seet Inc. regarding two-part modular mobile homes have already been incorporated into the language of the proposed Title 18 amendment.

A couple additional conditions were added related to maximum wanigan size and container home stacking. The language included aims to prevent wanigan sprawl which would reduce mobility of a mobile home and complicate fire escape/response, while still allowing structures that allow for a moderate expansion of space and/or protect older structures (i.e. extended roofs that cover the existing mobile home). It was agreed that container home stacking would not be permitted in mobile home parks due to safety concerns.

If this resolution is passed, the recommended language will move to the City Council for review. It will take two readings of an ordinance passed by the City Council for the language to be officially adopted to amend Title 18.

Recommendation: That the Craig Planning Commission consider public comment, if any, and adopt Resolution 619-23 recommending the City Council adopt the proposed changes to Title 18.