

CITY OF CRAIG  
PLANNING COMMISSION MINUTES  
Meeting of July 28, 2011

**Roll Call**

Present were John Moots (chair), Sharilyn Zellhuber, Lonnie Walters, and Bill Russell. Mark Beardsley was absentexcused.

Also present was Brian Templin, City Planner

**Approval of Minutes**

1. Approval of May 26, 2011 Meeting Minutes. A motion was made and seconded to approve the minutes of the May 26, 2011 meeting.

MOTION TO APPROVE                      ZELHUBER/WALTERS                      APPROVED

**Public Comment**

1. Non-Agenda Items. There were no public comment on non-agenda items.

**Public Hearing and New Business**

1. Amending Section 18.05.002 of the Land Development Code to include tri-plex housing units as a permitted or conditional use in Medium Density Residential Zoning. Brian reported to the commission that the portion of the municipal code that outlines uses in the medium density residential (RM) zone omitted any allowance of triplexes as a permitted or conditional use. The current code allows for up to duplexes as a permitted use and four-plexes or larger as a conditional use. Brian said that since there had not been any applications for triplexes in the RM zone since his time as planner it had not been brought to his attention. Brian told the commission that the Craig Community Association was proposing development at Tract 18, USS 2611 on East Hamilton Drive that would potentially include triplexes as part of the development. Brian asked the commission to look at the use and provide direction on whether it should be a permitted use or a conditional use. Brian said that he had started the public notice but wanted some discussion by the commission so that he could prepare the resolution for the next meeting. Brian said that it was very close and that there were good arguments for including it either as a permitted or conditional use. Brian asked the commission to keep in mind that even though the problem was discovered because of the proposed development that any change to the municipal code would apply to all properties in Craig with the same zoning. Brian reminded the commission that code changes had to be approved by the City Council and the commission was responsible to forward a recommendation to the council. After discussion by the commission the commission directed staff to prepare the resolution listing triplexes as a conditional use in the RM zone. Brian said that he would have the resolution for consideration in August.

2. Mark Beardsley's position as planning commissioner (added as a non-agenda discussion item). Brian shared with the commission that Mark Beardsley would be living outside of Craig for the next year or so for family and work reasons. Mark emailed Brian and said that he considered it a temporary absence and not a permanent move and wanted to stay on the planning commission. Brian said that Mark would return to Craig about once a month and would try to arrange those trips to coincide with planning commission meetings. Brian said that the municipal code did not clearly define "resident" for purposes of planning commissioner and the only place that residency was really used in Title 18 was in relation to being appointed as a commissioner. Brian reminded the commission that Mark was recently reappointed and his term didn't expire until January 2014. Brian said that he had not talked to Jon or the Mayor yet for direction and asked the commission for their input. The commission talked about the value of having a commissioner be a full time resident so that they would have a better understanding of issues and decisions that the commission considered. The commission also felt that the ability to go and look at a development or property that was being considered was also very important. While the commission thought that Mark has done a great job on the commission they felt that it would be better if a new commissioner was appointed. They also noted that they would welcome Mark on the commission in the future. Brian said that he would take that recommendation to Jon.

**Old Business**

There were no Old Business items on the adgenda.

**Adjourn**

A motion was made and seconded to adjourn the meeting.

MOTION TO ADJOURN

WALTERS ZELLHUBER

APPROVED

  
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John Moots, Chairman

  
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Attest: Brian Templin, City Planner