

TOWN OF MEEKER MEETING MINUTES – SEPT. 3, 2024

The Regular Meeting of the Meeker Town Board was held Tuesday, September 3, 2024, at Town Hall.

Members Present	Mayor Trustee	Day Browning Day Lockwood Nielsen Sizemore
Town Staff Present	Administrator Admin Asst Comm. Dev./Planner	Etheridge Pakuer Thomson

CALL TO ORDER

Mayor Day called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

ROLL CALL

All Board members were present except Trustee Jehorek.

APPROVAL OF THE AGENDA

Mayor Day asked for changes to the agenda. A motion was made by Trustee Sizemore to accept the agenda as submitted. Second by Trustee Nielsen. All ayes. Motion carried.

APPROVAL OF THE PREVIOUS MINUTES

A motion was made by Trustee Sizemore to approve the minutes of August 20, 2024, as submitted. Second by Trustee Day. All ayes. Motion carried.

APPROVAL OF MONTHLY DISBURSEMENTS

A motion was made by Trustee Browning to approve the disbursements dated August 31, 2024. Second by Trustee Day. All ayes. Motion carried.

PUBLIC PARTICIPATION

Update from Matt Solomon, AGNC Northwest Colorado Energy Initiative. Administrator Etheridge stated Mr. Matt Solomon was present with Associated Governments of Northwest Colorado (AGNC) and was going to bring the Board up to date on the latest survey for the Northwest Colorado Energy Initiative (NCEI). Solomon stated that the second survey was released today in hopes of wide circulation. AGNC is working with National Renewable Energy Laboratory (NREL) putting together a model of what an energy hub would look like for the greater Northwest Colorado region. This concept will look at how Rio Blanco, Moffat, Routt Counties and possibly Wyoming and Utah work together to have redundancies in a more resilient economy also setting a knowledge base for some understanding. The more input that is received from this survey the stronger the region's voice will be when Solomon speaks to the energy office or any other entity. October 1st Solomon has scheduled a work session with the Board, it will be open to the public. There was a third grant received to help prepare the Department of Energy (DOE) for an expression of interest next fall. In the next eight months Solomon will be gathering all the questions, concerns

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and covering all the options for the state level.

Mayor Day stated in the last survey that was done, there was an approval rating for exploring nuclear energy. Solomon informed the Board it was an 88.5% approval rating, that is not saying that nuclear is going to happen, it is just reflecting this avenue that will need to be explored even further. Hearing no further questions or concerns the Board thanked Solomon for coming and expressed their appreciation for his dedication to this project.

PUBLIC HEARING

Consideration of Conditional Use Permit to operate a for Short Term Rental by Evelyn Chambers at 119 4th Street. Mayor Day opened the public hearing at 7:13 pm. Community Dev/Planner Thomson stated Evie Griffin was present as the owner and applicant of 119 4th Street. Thomson informed the Board the applicant is requesting a Conditional Use permit to operate a Short-Term Rental at her property located at 119 4th Street. The applicant intends to operate using an online platform such as AirBnB.com and VRBO.com. The property is in the Mixed Residential (MR) zone. Short-Term Rental is listed as a Conditional Review Use under the MR zoning code. The applicant has submitted the required application and fee within the required time frame. The request has been advertised as mandated by the Meeker Land Use Development Code including notification of the Public Hearing to property owners within 300 feet, at the subject property, and in the Herald Times. During the referral review period the application received one comment from referral agencies, sharing that the ERBM Recreation and Park District asked that the Town Park parking lot not be used for guest parking. Town of Meeker received zero public comments either in favor of or against the application.

As presented in the staff report the property and application comply with the types of permitted Short-Term Rentals, as a single-family residence and not a dwelling located in a lodging business. Additionally, the application is in compliance with the Performance Standards for Short-Term Rentals in that:

- The proposed unit is less than 5 bedrooms and accommodates groups of less than 10 people
- The proposed unit has at least 1 off-street parking space
- The applicant will be on call when the unit is rented
- The proposed unit has adequate trash service
- The information provided to guests is updated with information regarding public nuisances.
- The applicant will pay taxes through the online hosting platforms

The Town of Meeker has not yet met the maximum number of issued Short-Term Rental Licenses, as 7 permits have been issued to date. The proposed unit is not 100% located within a 300-foot buffer of an existing Short-Term Rental as outlined in the Short-Term Rental Cap and Buffer section. The application meets the criteria of Building Requirements, as demonstrated in the applications Fire and Safety Evaluation. As well the applicant provided a copy of the guest information which meets the standards of the License Posting Requirements, and the applicant has noted that this information will be posted in the kitchen.

Staff has found the application to be in compliance with the Conditional Uses requirements outlined in section 18.1.18, including various goals and policies of the Comprehensive Plan. Both requirements have been described in the staff report.

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The Planning Commission held a public hearing on August 26, 2024 and provided the recommendation to approve of the Conditional Use Permit for the operation of a Short-Term Rental at 119 4th Street by a vote of 5 in favor and 0 against. Town Staff agrees with this recommendation.

Mayor Day asked Griffin if she had any further comments and Griffin stated she looks forward to running her Airbnb. Hearing no further questions or concerns Mayor Day closed the public hearing at 7:18 pm and called for a motion. Trustee Sizemore moved to approve the Conditional Use Permit to operate a for Short Term Rental by Evelyn Chambers at 119 4th Street. Seconded by Trustee Day. All ayes via roll call. Motion carried.

MANAGERS REPORT

Administrator Etheridge updated the Board on the following:

- Congratulations to Beth, Chief Thompson and the Police Department as they completed their first CBI/CJIS Audit and passed with full compliance.
- Tobey and Levi with the Public Works Department worked to evaluate some of the new downtown lights after reports of them not working correctly. We are now waiting to replace four lights with a few malfunctioning photocells which are under warranty and Tobey worked with Jason Kracht from WREA to run about 200 feet of new wire to the lights on the North side that were out.
- Through a technical assistance program with Colorado Department of Public Health & Environment (CDPHE), we were partnered with an engineering firm to help with our required Lead & Copper Service Line Inventory (SLI). Sunrise Engineering out of Vernal has worked closely with Jak to get the data compiled for the State deadline of October 16th. We have completed the first few steps required for State reporting and plan to submit our SLI by mid-September. There are still some unknowns that will need to be verified through self-reporting of property owners and that will continue through 2025.
- Etheridge shared with the Board an email that was received last Friday evening from Kirby Wynn, our Oil & Gas Liaison with the Western & Rural Local Government Coalition, of which the Town is a member. This is a good, thorough update from the Coalition on their efforts to represent us at the Energy and Carbon Management Commission.
- On September 10th is a dinner at the Café with Rangely Board of Trustees and County Commissioners
- On September 25th Colorado Municipal League (CML) will hold their Fall District meeting in Kremmling.

MAYORS REMARKS

- Mayor Day pointed out the Circle Park project is approaching the deadline, and it still needs to be approved to the 60% mark. Administrator Etheridge stated she is hoping to hear more later this week through the email chain, and she will update the Board as soon as she hears anything.
- Mayor Day asked for an update regarding the highway banner project and poles being put in the existing holes. Etheridge stated she will get in contact with Stephanie with Uplift Meeker for an update and report back.

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OTHER BOARD BUSINESS

None.

ADJOURNMENT

Mayor Day adjourned the meeting at 7:31 pm.

Attest:

Lisa Pakuer, Admin Asst

Travis Day, Mayor