

Meeker Planning Commission Meeting Minutes - October 7, 2024

The meeting of the Town of Meeker Planning Commission was called to order by Commissioner Smith at 7:00 p.m.

Pledge of Allegiance

Commissioners Present: Amanda Back
Greg Hanberg
Michele Morgan
Amanda Smith

Staff Present: Carly Thomson, Town Planner
Mandi Etheridge, Town Administrator

Citizens Present: Chase Rule, applicant
Kim Rule, applicant representative

Approval of Agenda

Motion to approve agenda made by Commissioner Morgan, second by Commissioner Back. All ayes, motion carried.

Approval of Minutes

Motion to approve the minutes from the August 26, 2024 Planning Commission meeting made by Commissioner Hanberg, second by Commissioner Morgan. All ayes, motion carried.

Public Participation

None

Public Hearing

1130 Market Street - Commissioner Smith opened the public hearing at 7:01 p.m. for the consideration of a Conditional Use Permit to operate a Short-Term Rental at Out lot 6, Block 86, Town of Meeker also known as 1130 Market Street.

Planner Thomson thanked Chase Rule and Kim Rule for being present. Thomson then shared that the applicant is requesting a Conditional Use Permit to operate a Short-Term Rental at his property located at 1130 Market Street. The applicant intends to operate using online platforms such as AirBnB.com and VRBO.com. The property is located in the Highway Corridor (HC) zone. Short-Term Rental is listed as a Conditional Review Use under the HC 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 no comments from referral agencies. Additionally, the Town of Meeker has received zero public comment in favor of and 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.

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 regarding public nuisances

The applicant will pay taxes through the online hosting platforms

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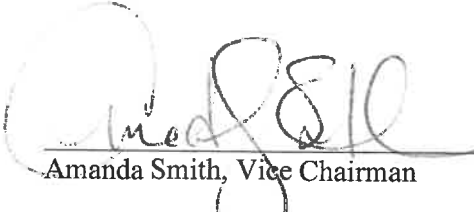
The Town of Meeker has not yet met the maximum number of issued Short-Term Rental Licenses, as 8 permits have been issued to date. The proposed unit is not subject to the 300-foot buffer as it is located in the Highway Corridor Zone as outlined in the Short-Term Rental Cap and Buffer section. The application meets the criteria of Building Requirements, as demonstrated on 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.

The application has been found 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 further detail in the staff report. For these reasons it is staff's recommendation to recommend approval to the Board of Trustees of the Conditional Use Permit for the operation of a Short-Term Rental at 1130 Market Street. Administration has reviewed this application and agrees with this recommendation.

Applicants had no additional comments. Commissioner Smith called for comments from the Commission. Hearing no further comments or questions, Commissioner Smith closed the public hearing at 7:05 p.m. and asked for a motion. Motion to recommend approval to the Board of Trustees of the Conditional Use Permit for a Short-Term Rental at 1130 Market Street made by Commissioner Hanberg, second by Commissioner Back. Roll call vote, all ayes, motion carried.

Thomson reminded the Commission that the next meeting is scheduled for Monday, October 21st.

Commissioner Smith adjourned the meeting at 7:08 p.m.



Amanda Smith, Vice Chairman

Attest:



Mandi Etheridge, Town Administrator