

# Meeker Planning Commission Meeting Minutes, October 21, 2024

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

## Pledge of Allegiance

Commissioners Present: Amanda Back  
Leif Joy  
Michele Morgan  
Amanda Smith

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

Citizens Present: Brian Adee, 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 October 7, 2024 Planning Commission meeting made by Commissioner Smith, second by Commissioner Morgan. Commissioner Joy abstained due to his absence at the October 7<sup>th</sup> meeting; all ayes, motion carried.

## Public Participation

None

## Public Hearing

**1060 Garfield Street** - Commissioner opened the public hearing at 7:02 p.m. for the consideration of a Variance request for a reduced front yard setback and side yard setback at Lot 4, Block 89, Town of Meeker also known as 1060 Garfield.

Planner Thomson thanked Brian Adee for being present representing the applicant. Thomson then shared that the applicant is requesting a variance from the 15-foot required front yard setback and 5-foot required side yard setback for the purpose of constructing a carport in the front of the residence. The applicant is requesting a 0-foot front yard setback, a variance of 15-feet in addition to an approximately 9-foot encroachment into the Town right-of-way. Additionally, the applicant requests a 2-foot side yard setback, a variance of 3-feet. The proposed carport is 18-feet long and 12-feet wide, Town code will allow a maximum of 3 sides to be enclosed. The subject property is a single lot located in the Mixed Residential zone. The subject property is 7,500 square feet, approximately 150 feet by 50 feet. A single-family residence, built in 2003, is located on the subject property.

During the site visit staff informally measured the property and it appeared that the primary residence sits at the 15-foot front yard setback. The property slopes slightly towards the south containing drainage to the applicant's property.

Pending approval of variance and feedback provided during the referral period staff will grant the encroachment permit administratively.

Since receiving the application and providing public notice staff has received the following public comments:

<u>0</u>	Negative/Against Comments
<u>0</u>	Positive/In Favor Comments

**Regular Planning Commission meeting – October 21, 2024**

It is in staff's opinion that the request meets the requirements of the Meeker Municipal Code section 18.1.20 for variance those being:

- There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the zoning ordinance.
- The spirit of the ordinance will be observed; the public health, safety and welfare secured; and substantial justice is done by granting the variance.
- The need for the variance has not been created by the action of the applicant.

The applicant did not construct the residence or configure the lot in its present state. Staff does not foresee any adverse effects on public health, safety or welfare.

Staff recommends approving the variance request for the following reasons:

- The variance requests meet the conditions of Meeker Municipal Code 18.1.20
- The variance is not conflict with the goals in the Comprehensive Master Plan
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Administration has reviewed the application and report and agrees with the recommendation.

Commissioner Joy asked for any additional comments from Brian Adee regarding the application and he clarified that Elena Vazquez is one of their best, long-standing employees and they are building a nice, wood structure carport structure for her. Commissioner Smith added that she felt that the proposed location of the carport would actually enhance the look of the property. Adee added that they have spoken to next door neighbor and will be working together to improve the landscaping in the neighborhood. Commissioner Joy asked about the 2-foot setback request and Adee shared that they are trying to get as close as possible to the steps going up to the entryway so this will allow for just enough room for access to the front door as it was a tight fit with the location of the house.

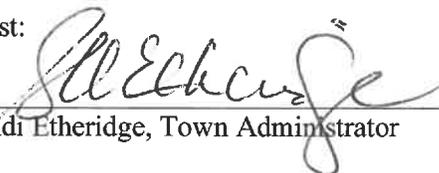
Hearing no further comments or questions, Commissioner Joy closed the public hearing at 7:08 p.m. and asked for a motion. Motion to approve the Variance Request for a reduced front yard setback and side yard setback at 1060 Garfield Street made by Commissioner Smith, second by Commissioner Back. Roll call vote, all ayes, motion carried.

Commissioner Joy thanked Adee for being present for the Commission and shared his appreciation and respect for Adee working to help someone with their property.

Planner Thomson shared with the Commission that there are some recommendations for updates to the Land Use Code that need to be discussed at another meeting that is tentatively scheduled for November 4<sup>th</sup>. When asked about what the possible updates were for, Thomson shared that the new Land Use Code does not include a process for a Plat Amendment and Plat Vacation and there are some other clean-up changes to be discussed.

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

  
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Leif Joy, Chairman

Attest:   
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Mandi Etheridge, Town Administrator