

## Meeker Planning Commission Meeting Minutes - April 14, 2025

The meeting of the Town of Meeker Planning Commission was called to order by Commissioner Joy at 7:03 p.m.

### Pledge of Allegiance

Commissioners Present: Amanda Back  
Greg Hanberg  
Leif Joy  
Amanda Smith

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

### Approval of Agenda

Motion to approve the agenda with the addition of an announcement under New Business made by Commissioner Hanberg, second by Commissioner Back. All ayes, motion carried.

### Approval of Minutes

Motion to approve the minutes from the January 27, 2025 Planning Commission meeting made by Commissioner Back, second by Commissioner Hanberg. All ayes, motion carried.

### Public Participation

None.

### Public Hearing

Commissioner Joy opened the Public Hearing at 7:06 pm for consideration of a variance request at 643 4<sup>th</sup> Street for a reduced side yard setback of five (5) feet, also known as Lots 1,2,3, and North 10-feet of alley, Block 42.

Planner Thomson thanked the applicants, Bill Woller and Dagne D'Augustino for being present. Thomson presented a staff report that stated the applicant is requesting a variance from the 10-foot required side yard setback for the purpose of constructing an attached shed on the property. The applicant is requesting a 5-foot side yard setback, a variance of 5 feet. The proposed shed is approximately 5 by 33 feet and will be constructed in a manner that extends from the existing residence. The subject property is located in the single-family residential zone. The subject property is approximately 12,000 square feet, 150 feet by 80 feet. A single-family residence built in 1972 is located on the property.

During the site visit staff informally measured the property and it appears that the primary residence sits at the 10-foot side yard setback. The property slopes slight towards the south and staff foresees no effect on the neighboring property to the south. The property towards the north is tiered with a retaining wall. Staff did note the short distance between the proposed shed and the approximate property line. In discussing potential drainage issues with Building Inspector Padilla, he agreed that the applicant should take reasonable steps to mitigate drainage on the property to the north, such as the addition of gutter.

Notice of this public hearing has been advertised in the Herald Times, at the property, and to property owners within 300 feet. Since receiving the application and providing public notice staff has received zero comments against the application and zero comments in favor of the application.

The applicant did not construct the residence nor configure the lot in its present state. Staff does not foresee any adverse effects on public health, safety, or welfare. For these reasons, it is 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.

## ***Regular Planning Commission meeting – April 14, 2025***

- 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.

Staff recommend approving the variance with the condition that the applicant takes measures to ensure that drainage is limited to their lot, for the following reasons:

- The variance request meets the conditions of the Meeker Municipal Code section 18.1.20
- The variance request is not in conflict with the goals of the Comprehensive Master plan.

Administration and Inspector Padilla have reviewed the application and staff report and agree with this recommendation.

Commissioner Joy asked if there were any comments from the applicants and Woller stated that they are happy to add a gutter to get any drainage moving towards the alley. They spoke with the neighbor who is not opposed to the addition.

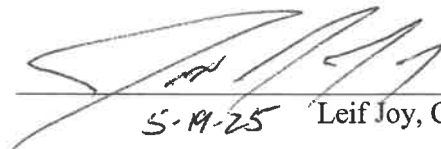
Commissioner Hanberg asked if there were any other options considered for drainage such as a French drain; Planner Thomson stated that a French drain was not reasonable as there was an existing concrete pad so that would require additional excavation. Woller confirmed that there was a tiered retaining wall as well. Commissioner Joy confirmed that the shed would be attached to the house and Woller stated that it would be an insulated shed with an entrance at either end and a steel roof for storage.

Commissioner Joy closed the public hearing at 7:12 pm and called for a motion. Commissioner Hanberg moved to approve the variance request at 643 4<sup>th</sup> Street for a 5-foot side yard setback; second by Commissioner Back. All ayes, motion carried.

### **New Business**

Planner Thomson shared that the spring weather has inspired people to start building and she has already received 2 variance requests today and the planning office has been busy.

Commissioner Joy adjourned the meeting at 7:15 p.m.

  
5-19-25 Leif Joy, Chairman

Attest:

  
Mandi Etheridge, Town Administrator