

RECORD OF PROCEEDINGS

Regular Planning Commission meeting– June 26, 2023

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
Greg Hanberg
Leif Joy
Michele Morgan
Staff Present: Carly Thomson, Community Development/Planner
Mandi Etheridge, Town Administrator
Citizens Present: Steve Coley
Jayne Coley
Amanda Smith

Approval of Agenda

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

Approval of Minutes

Motion to approve the minutes from the May 8, 2023 Planning Commission meeting made by Commissioner Hanberg, second by Commissioner Morgan. All ayes, motion carried.

Public Participation

No public participation.

Planner Thomson introduced Amanda Smith who is slated for appointment to the Planning Commission on July 18th with the Board of Trustees.

Public Hearing

Commissioner Joy opened the public hearing at 7:02 p.m. for the consideration of a Request for a Variance from the 10-foot setback to a 5-foot setback by Mountain Property Resources LLC, Steve and Jayne Coley, for 274 Cleveland Street, Block 18, Lot 4 in the Town of Meeker.

Planner Thomson thanked applicants Steve and Jayne Coley for coming, then stated that the applicants are requesting a variance from the 10-foot required side yard setback. The applicants are proposing a 5-foot setback on the west side of lot 4. The applicants intend to build a single-family home with a single car garage on the subject property. The subject property is a vacant lot in the R-1A (or Single Family Residential zone). To the west there are two vacant lots that the applicants have received approval for a lot line consolidation. To the east there is a single-family residence on a large lot (3 lots). To the south is the alley and to the north is Cleveland Street. Since receiving the application and publishing this hearing staff has received zero negative comments and one general inquiry about the variance. For the following reasons staff recommends approval of the variance request:

- The variance request meets the conditions of the Meeker Municipal Code section 18.1.147 (old code)
- The variance request meets several of the goals in the Comprehensive Master Plan

Commissioner Joy asked whether the applicants had anything to add and Steve Coley stated that they plan to have a common, 17-foot driveway built between the lots that will provide a buffer from the neighboring property to the east, which is close to the property line, and also accommodate the landscape of the lot. Commissioner Back asked about the location of the driveway with Coley stating it would come off Cleveland Street and allow all utilities to dovetail together for both lots. Jayne Coley added that the topography of the lot makes it easier to have a common driveway on the east side of the property. Planner Thomson shared that the neighboring property to the east was built prior to 1900 and setbacks were not in place at that time, but that this variance would maintain a 10 foot distance from the neighboring structure. Commissioner Joy clarified that the setbacks requested in this variance would fall within the driveway and are accommodating the neighbor. Jayne Coley shared that the plan is to build a 3 bedroom, 2 bath house that is aesthetically consistent with the proposed townhomes on the other lot and hopes to meet the demands of housing needs in Meeker.

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With no further questions or comments, Commissioner Joy closed the public hearing at 7:08 p.m. and asked for a motion to approve the Variance Request for Mountain Property Resources LLC at 274 Cleveland Street, Block 18, Lot 4; motion made by Commissioner Hanberg, second by Commissioner Back. All ayes, motion carried.

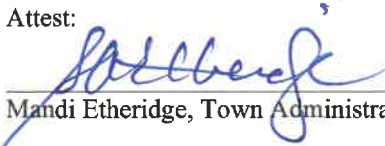
Planner Thomson reminded the Commission that the next meeting is July 10th. There was also a new application for a variance request received today and will be scheduled to be heard at a Commission meeting on July 24th. Lastly, the housing needs assessment is underway and a workshop with the Commission, the Board, and the public is planned for Thursday July 20th.

Joy thanked Planner Thomson for her work in addressing the housing needs in Meeker and commended the Town in supporting her efforts.

With nothing further, Commissioner Joy adjourned the meeting at 7:11 p.m.



Leif Joy, Chairman

Attest:


Mandi Etheridge, Town Administrator