

# RECORD OF PROCEEDINGS

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*Regular Planning Commission meeting– July 24, 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  
   Amanda Smith

Staff Present:                      Mandi Etheridge, Town Administrator

Citizens Present:                Torrance & Lacey Ryhkus, applicants

## **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 July 10, 2023 Planning Commission meeting made by Commissioner Smith, second by Commissioner Back. All ayes, motion carried.

## **Public Participation**

No public participation.

## **Public Hearing**

Commissioner Joy opened the public hearing at 7:02 p.m. for the consideration of a Variance Request from the 25-foot required front yard setback at 855 5<sup>th</sup> Street.

Administrator Etheridge stated that prior to presenting the application she would like to open the public hearing by allowing any Planning Commission member to disclose any ex parte communication or other disclosures. Commissioner Smith disclosed that she resides at 475 Cedar Street, that she did receive notice of the application, that she does not have any financial interest, and that she can be fair and impartial in the public hearing.

Etheridge then thanked applicants Torrey and Lacey for being present and following the public procedure for their request. The applicants are requesting a variance from the 25-foot required front yard setback. The applicants are proposing a 15-foot setback variance in addition to encroaching on the Town right-of-way by approximately 9 feet for the construction of a carport. This will leave approximately 9 feet and 9 inches between the street curb and the proposed carport. The applicant intends to build a carport on the property for improved parking of vehicles. The proposed carport is 22 feet long and 24 feet wide, Town code will allow a maximum of 3 sides to be enclosed.

**Site Description:** The subject property is a lot plus ½ lot located in the Single-Family Residential zone. The subject property is 11,250 square feet, approximately 150 feet by 75 feet. A single-family residence,

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built in 1976, is located on the subject property. The subject property has no outbuildings, there is a parking area south of the residence and in front of the residence.

**Background:** Applicants self-report that there is only approximately 50 to 60 feet of flat ground of which most is covered by the primary residence. This was observed by staff during the site visit. During the site visit staff informally measured the property and it appeared that the primary residence sits at the 25-foot front yard setback. Applicants propose to leave approximately 10 feet between the primary residence and the carport. To ensure drainage and to align with Meeker Land Use Development Code section 18.1.6 (Single-Family Residential) zone district dimensional requirements, this distance is adequate. Additionally, the proposal meets the side yard requirements.

**Other Information:** Pending approval of variance and feedback provided during the referral period, staff intends to grant the encroachment permit.

Since receiving the application and providing public notice staff has received zero comments neither in support nor against the application.

The request does comply with Meeker Municipal Code section 18.1.20 (2)(a)

- (i) Practical difficulties and unnecessary hardships to follow strict zoning ordinance is created because the subject property is extremely limited in practical buildable areas, of which is occupied by the primary residence. There is a very steep slope in the rear of the property, additionally there is no rear access.
- (ii) The proposal does not have a foreseeable adverse effect on public health, safety or welfare. By granting the variance the applicants are able to achieve their goals for the subject property and the proposed build.
- (iii) The steep topography and lack of rear access to the subject property were not created by action of the applicant.

**Recommendation:** Staff recommends approving the variance request for the following reasons:

- The variance requests meets the conditions of Meeker Municipal Code 18.1.20
- The variance is not conflict with the goals in the Comprehensive Master Plan

Commissioner Joy asked for any additional comments from the applicants; none received. Joy then opened discussion up for the Commission. Commissioner Hanberg confirmed that the proposed carport would be within the guidelines of the new code, then asked about where the carport would fit between the trees on the property. Applicants confirmed that the topography of the property proved a hardship for meeting the code required setbacks outright. Commissioner Morgan asked how many vehicles the proposed carport would shelter, applicants stated that they planned to store a boat and one summer vehicle, plus two vehicles halfway in, then plan to move the camper to the south side of the property to create more aesthetic storage; they did explore other options which proved too expensive and impractical. Commissioner Joy confirmed that the encroachment application would be approved administratively; Morgan then verified that applicants understood the reasoning for the encroachment application and building in the Town's Right-of-Way. Commissioner Smith asked about snow removal; applicants confirmed that snow had been stored on the adjoining vacant lot with property owners' permission.

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Commissioner Joy closed the public hearing at 7:14 pm and called for a motion; Motion to approve the variance request for 855 5<sup>th</sup> Street by Commissioner Morgan, second by Commissioner Back; all Ayes; motion carries.

Commissioner Back wondered whether the proposed carport would be engineered for the sake of potential snow buildup; applicants stated that snow would continue to go in the yard as it always did.

Administrator Etheridge thanked everyone for their participation in the Housing Needs Assessment workshops the previous week and confirmed that the next meeting is still scheduled for Monday, August 7<sup>th</sup>.

With nothing further, Commissioner Joy adjourned the meeting at 7:17 p.m.



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Leif Joy, Chairman

Attest:



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Mandi Etheridge, Town Administrator