

RECORD OF PROCEEDINGS

Regular Planning Commission meeting– August 7, 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: Carly Thomson, Town Planner
 Mandi Etheridge, Town Administrator

Citizens Present: Lee Overton, applicant
 Justin Grant, applicant
 Betty Kracht, applicants' representative
 Kay Weeldreyer
 Paula & Ray Pfister
 Jeni & Dave Morlan

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 July 24, 2023 Planning Commission meeting made by Commissioner Hanberg, second by Commissioner Smith. All ayes, motion carried.

Public Participation

No public participation.

Public Hearing

Commissioner Joy opened the public hearing at 7:03 p.m. for the continuation of the consideration of the Grant - Overton re-subdivision request for Lots 235 through 259 in Sanderson Hills Subdivision.

Planner Thomson re-stated that Commissioner Hanberg previously disclosed that he had no financial interest, could remain fair and impartial during the public hearing; Hanberg confirmed that this was all still true.

Planner Thomson thanked the applicants and representative for being present and re-stated that the applicants have requested to re-subdivide their adjacent properties. The current plat contains twenty-five (25) lots of which none have been developed. The proposal will vacate the cul-de-sacs; Russell Circle (0.4 acres) and Walbridge Circle (0.3 acres), but not vacate Sherry Street (Section 17.1.109(b)(5) prevents the

RECORD OF PROCEEDINGS

vacation of Sherry Street.) The subject property is located south of the Sage Hills Subdivision, north of Sanderson Hills Subdivision. To the east and west is vacant land of the same subdivision.

The proposal as presented still discourages development at a density that is consistent with surrounding neighborhoods, however the applicants have added an additional 4 lots to their proposal since first presented.

Adjoining landowners to the east and west have also participated in discussion regarding options for their land including the process to vacate. Following the recommendation from the July 10, 2023 Planning Commission Public Hearing to table the proposal and explore options for a more viable municipal plan, a meeting was held on August 2, 2023 with the applicants and the two of the three remaining adjacent landowners. This meeting was facilitated by Community Planning Strategies. Options for the land as a whole was discussed however a mutually agreed upon plan was not achieved and at this time the applicants produced an updated plan as presented here.

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

<u>2</u>	Negative/Against Comments
<u>0</u>	Positive/In Favor Comments
<u>6</u>	General Inquires

Staff recommendation is to approve the updated plan as presented due to the fact that the re-subdivision request meets the conditions of Meeker Municipal Code 17.1.109(b), and, with the following requirements verified by Town Staff: the lots additional lots meet the dimensional requirements of the updated Land Use Code for the Single-Family Residential Zone.

Commissioner Joy asked if the applicants had any further comments, none received.

Commissioner Joy asked for any additional comments from the Commission; Commissioner Hanberg confirmed that the subdivision did meet code requirements, and Planner Thomson also confirmed that it does not align with the housing goals and objectives of the Town's Comprehensive Plan. Commissioner Morgan asked whether there would be a Subdivision Improvement Agreement (SIA); Thomson stated that it is not required under the old version of the code, which is being used for this application, but could be at the discretion of the Town Planner. Morgan stated that recent subdivisions required an SIA, but Commissioner Smith called out MMC 17.1.109 (b) stating that no SIA would be needed if owners did not have any intention to develop. Thomson stated that if an SIA was desired, it would have to be recommended at this current public hearing and could not be put in place retro-actively. Joy clarified that the Planning Commission could add conditions to their recommendation of final lot sizes for the subdivision plat and that a SIA be in place at time of development. Smith questioned whether those conditions would stay in place if the lots sold and Thomson clarified that the SIA would determine the trigger for any improvements.

Betty Kracht questioned whether a building permit could be the trigger as opposed to just the sale of lot, as these lots had changed hands several times already; Justin Grant expressed concern that an SIA may deter future sale of the property. The Commission discussed the purpose and process for an SIA.

RECORD OF PROCEEDINGS

Commissioner Joy confirmed that the application is for 12 lots, which still needed final size verification.

Raymond Pfister at 1361 Robert Street stated he was in disagreement with the process of how the applicants were achieving their land use goals; he asked about excavation regulation within the SIA; he also asked about whether snow removal in the winter would be addressed.

Kay Weeldreyer at 351 County Road 39 in Hamilton spoke about the fact that construction would naturally bring disturbance, including mud, which would be temporary. Discussion followed regarding appropriate mitigation of any disturbance.

Commissioner Joy voiced his appreciation to the landowners for getting together in an effort to discuss any other possibilities for the subdivision. Joy reiterated that the current plan is within code and should be considered separately from any other land use. Joy added that he believed there should be a simple SIA in place to protect the well-being of the applicants and the potential future buyer. Joy then made the request for staff to work towards a fair and equitable SIA, should the Board of Trustees approve the application.

Commissioner Joy then asked about the addition of lots in the plan from last time and Overton replied: "That's what you guys wanted", with Planner Thomson adding that the applicants agreed in good faith to add more lots for greater development potential. Commissioner Hanberg referred to the lack of housing inventory in Meeker and praised the applicants for adding more lots into the subdivision, leaving it open to potential development in the future. Joy encouraged the Town to consider public-private partnerships to help build infrastructure that may open doors for development.

Paula Pfister, also of 1361 Robert Street asked about the potential development of Robert Street and Planner Thomson clarified that the Town would maintain the right-of-way and any development of Robert Street would be from direction of the Town Board of Trustees. Raymond Pfister asked about zoning of the subdivision, and Thomson confirmed that it was Single Family Residential.

Commissioner Joy closed the public hearing at 7:23 and asked for a motion. Commissioner Hanberg motioned to recommend approval of the Grant-Overton re-subdivision with the addition of an SIA and lot sizes approved on final plat. Second by Commissioner Morgan. All ayes; motion carried. Joy then confirmed that the recommendation would be before the Board of Trustees at a public hearing on Tuesday, August 15th.

Planner Thomson alerted the Commission that there would be upcoming public hearings in September.

Commissioner Joy adjourned the meeting at 7:26 p.m.



Leif Joy, Chairman

Attest:



Mandi Etheridge, Town Administrator