

RECORD OF PROCEEDINGS

Regular Planning Commission meeting– September 11, 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
 Leif Joy
 Michele Morgan
 Amanda Smith

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

Citizens Present: Michael & Nichole Jackson, applicants
 Jim Joy, applicant

Approval of Agenda

Motion to approve agenda made by Commissioner Smith, second by Commissioner Back. All ayes, motion carried.

Approval of Minutes

Motion to approve the minutes from the August 7, 2023 Planning Commission meeting made by Commissioner Morgan, second by Commissioner Smith. All ayes, motion carried.

Public Participation

No public participation.

Public Hearing

Commissioner Joy opened the first public hearing at 7:02 p.m. for the consideration of a variance request from Jim and Peggy Joy at 380 1st Street, lots 4 & 5, block 57. Joy then recused himself from the public hearing due to his personal relationship with the applicants.

Planner Thomson thanked Jim Joy for being present for the public hearing and stated the applicants are requesting a variance from the 25-foot required front yard setback. The applicants are proposing a 7-foot setback variance for the construction of a garage. The proposed garage is 34 feet by 24 feet. The subject property is comprised of two (2) lots located in the Single-Family Residential (SFR) zone and is approximately 15,000 square feet. The subject property is relatively flat with a slight south running slope. Located on the property is a single-family residence that was built in 1947 as well there is one outbuilding on the property. The subject property is accessible by a driveway off of 1st street and an additional driveway access through the alley. The applicants are requesting the variance to avoid a series of buried utility lines, which include gas, water, sewer, and electricity, that run from the alley to the residence. The applicants are aware that the fiber line will need to be relocated. The applicants submitted all necessary information including the variance fee in compliance with the Meeker Land Use Development Code. This application has been notified in accordance with the Land Use Development Code and since receiving the application the Town of Meeker has received 0 negative comments. It is staff's recommendation to

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approve the variance request due to the fact that the request meets the conditions of Meeker Municipal Code section 18.1.20 and the variance is not in conflict with the goals of the Comprehensive Master Plan.

Commissioner Morgan invited Mr. Joy, the public, and the Commission to make any comments or ask any questions. Commissioner Smith asked if there would be enough room to move the fiber utility with Joy responding that he would leave a gap between the existing building and the garage to place the fiber. Planner Thomson did confirm that the County's broadband office was notified of the application and did not provide any comment on the variance request.

With no further comments, Commissioner Morgan closed the public hearing at 7:06 and asked for a motion. Motion to approve the variance request made by Commissioner Back, second by Commissioner Smith. All ayes, motion carries.

Planner Thomson then clarified for the applicant that the variance request is good for one year and that there is the possibility for an extension if necessary.

Commissioner Joy opened the second public hearing at 7:07 p.m. for the consideration of a conditional use permit by Michael and Nichole Jackson at 560 5th Street, lots 5 & 6, block 20, for a home occupation.

Planner Thomson thanked Michael and Nichole Jackson for being present for the public hearing and stated that they are requesting a Conditional Use Permit to operate a Home Occupation at their residence 560 5th Street. The proposed home occupation is to offer tire repair and service to all two wheeled vehicles and ATVs/OHVs. The applicants intend to use the existing garage/shop located on the property for this service. The property is in the Single-Family Residential zone. There is a single-family residence and large garage/shop on the property. As well there is alley access to the garage/shop. Home Occupation is listed as a Conditional Review Use under the SFR zoning code. The applicants submitted all necessary information including the variance fee in compliance with the Meeker Land Use Development Code. This application has been notified in accordance with the Land Use Development Code and since receiving the application the Town of Meeker has received 0 negative comments. The application did receive the following comments during the referral period from partner agencies:

- Meeker Sanitation District: Applicant will need to ensure that all hazardous materials are disposed of properly and not down any drains.
- Meeker Fire Rescue: Applicant will need to ensure that the business is equipped with proper flammable storage, certified extinguisher and limits the number of stored waste tires.

To meet these requirements the applicant provided a safety plan that was approved by both agencies. The plan has been included in the application and summarized below:

- *Any supplies such as oil, gas or tires will be ordered on an as needed basis.*
- *All flammable supplies will be stored in a metal locker.*
- *5 lbs. fire extinguishers will be located at the doorway of the garage and in the service area.*
- *Disposal of oils will be taken to pre-approved disposal at Meeker Sand and Gravel.*
- *Tire disposal will be done weekly at Overton Recycling or the landfill.*

It is staff's recommendation to recommend approval of the Condition Use Request to the Board of Trustees due to the fact that the request meets the conditions of Meeker Municipal Code section 18.1.16 and the requests meets the goals of the Comprehensive Master Plan.

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Commissioner Joy invited the applicants to share comments or ask questions, there were none. Joy confirmed that any concerns were already addressed through the safety plan. Commissioner Morgan asked if the applicant would work on non-motorized bikes also; Mr. Jackson responded only motorized (dirt bikes, OHVs, etc.). Commissioner Smith asked about access through the alley; Jackson replies that the alley was not through and the across-alley neighbor did sign off in support of the application. Jackson confirmed that all storage and work would be in the garage and no bikes would be running in the alley. Jackson also confirmed that there would be sufficient parking and that repairs would be by appointment only. Jackson then confirmed that this would fulfill a need in the community for 2-wheel motorized tire service. Morgan asked whether golf carts would be included for service; Jackson stated yes and reiterated that his service would be by appointment only and supplies would be ordered as needed.

Commissioner Joy asked for any additional comments from the Commission. Hearing none, Joy closed the public hearing at 7:13 and asked for a motion. Motion to recommend approval of the request for Conditional Use Permit made by Commissioner Morgan. Second by Commissioner Back. All ayes, motion carries.

Planning Commission and staff confirmed with the applicant that the Public Hearing for final approval of the request would be considered next Tuesday, September 19th at the Board of Trustees meeting.

Planner Thomson stated that there would be a Planning Commission meeting on October 16th to consider the Preliminary Plan for Rohn Ridge.

Commissioner Joy adjourned the meeting at 7:23 p.m.



Leif Joy, Chairman

10-16-23

Attest:



Mandi Etheridge, Town Administrator