

RECORD OF PROCEEDINGS

Regular Planning Commission meeting– December 18, 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

Roll Call

Commissioners Present: Amanda Back
 Greg Hanberg
 Leif Joy
 Amanda Smith

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

Citizens Present: Justin Grant, applicant
 Rebekah Grant, applicant

Approval of Agenda

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

Approval of Minutes

Motion to approve the minutes from the October 16, 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 Conditional Use permit for a Home Occupation at 1308 Sage Ridge Road, Lot 44, Block 3, Sage Hills Subdivision.

Planner Thomson began the hearing by asking if there was anything for the Commission to disclose and Commissioner Hanberg stated “I live adjacent to the applicant and feel that I can be fair and impartial as I have nothing to gain from the approval of this application.”

Thomson thanked the applicants Justin and Rebekah Grant for being present and working with the Town on the process. Thomson reported that applicants are requesting a Conditional Use Permit to operate a Home Occupation at their residence 1308 Sage Ridge Road. The applicants have been operating as a business for approximately 2 years, this application is not for a new business but to bring their current business to be in compliance with the Municipal Code. The proposed home occupation is to offer fitness, personal training, and group workout services.

The property is located in the Single-Family Residential (SFR) zone in the Sage Hills Subdivision. Home Occupation is listed as a Conditional Review Use under the SFR zoning code. The applicants have submitted the required application and fee within the required time frame. The request has been advertised as mandated by the Meeker Land Use Development Code including notification of the Public Hearing to property owners within 300 feet, at the subject property and in the Herald Times.

During the referral review period the only comments received from referral agencies were from the County Assessor that the area of the home and associated property will be taxed at a commercial rate instead of residential rate. Since

RECORD OF PROCEEDINGS

receiving the application, staff has received 0 comments against the application and 2 comments in support of the application. Thomson then read the 2 comments in support into record:

- John Strate at 1316 Sage Ridge Road
- LaDonna Eubanks at 1302 Sage Ridge Road

Staff recommends approval of the Conditional Use Permit to operate a fitness, personal training, and group training services at this location for the following reasons:

- The Conditional Use request meets the conditions of Meeker Land Use Development Code section 18.1.16 and 18.1.18.
- The Conditional Use request meets the goals of the Comprehensive Master Plan.

Administration has reviewed this report and concurs with the recommendation.

Commissioner Joy asked if the applicants had anything to add, with none mentioned. Commissioner Hanberg clarified that the application was for the gym in the garage as it is currently used. Commissioner Joy asked whether the HOA had any feeling about the home occupation and Grant stated that there was not an active HOA.

Grant asked about if they were to relocate the business to another property how that would affect the assessed value with Thomson clarifying the change from the Assessor's office.

Joy then asked Grant why he was pursuing the Conditional Use Permit after 2 years of an established home business and Grant shared that the program started small and had grown into a business and when he went through recent Subdivision process he realized was not in compliance.

Commissioner Back asked Grant where they would relocate should they decide to expand and Grant shared that they were looking at a lot in mixed residential area.

Joy asked whether there was any further comment from the public and Hannah Borchard at 1440 Mountain View Road spoke in support of the Home Occupation/Conditional Use permit stating that there is minimal impact on the neighborhood.

Before closing the public hearing, Commissioner Joy thanked the applicants for stepping up and meeting Code. Hearing no further comments, Joy closed the public hearing at 7:12 pm and asked for a motion. Commissioner Smith moved to recommend approval of the Conditional Use permit for the Home Occupation at 1308 Sage Ridge Road with the condition that the permit is limited to the space described in the application as the applicants' attached garage, with any variation from the approved permit subject to further approval by Town Staff. Second by Commissioner Back. All ayes, motion carries.

Commissioner Joy said Merry Christmas, Happy New Year, and adjourned the meeting at 7:14 p.m.

  2/12/24
Leif Joy, Chairman

Attest:


Mandi Etheridge, Town Administrator