

The meeting of the Meeker Planning Commission was called to order by Chairman Gary Hindman Monday, October 26, 2009, at Town Hall at 5:32 p.m.

Members Present: Chairman Gary Hindman
Keith Rholl
Terry Goedert

Members Absent: Martha Griffin
Jerry Belland

Others Present: Anna Smith, Town Planner
Sharon Day, Town Administrator

Citizens present: Van Piluad RBC Road & Bridge applicant's representative
Dave Overton RBC Road & Bridge applicant's representative

APPROVAL OF AGENDA

Chairman Gary Hindman asked if there were any changes to the agenda with none noted.

A motion to approve the agenda as presented was made by Commissioner Goedert, seconded by Commissioner Rholl. All ayes, motion carried.

APPROVAL OF THE MINUTES

Chairman Hindman inquired if there were any changes, corrections or additions to the September 28, 2009 Planning Commission minutes, none noted

A motion to approve the minutes of September 28, 2009 as presented was made by Chairman Hindman, seconded by Commissioner Goedert. Ayes ó Chairman Hindman, Commissioner Goedert. Abstain ó Commissioner Rholl. Motion carried.

PUBLIC PARTICIPATION

None

PUBLIC HEARING

Special Review Use Request: Rio Blanco County is requesting a Special Review Use permit at 570 2nd Street – Lots 1-12, Block 38 and Lots 4-8, Block 59 Town of Meeker, for a 42'x60' accessory structure to store the County's sand/ice melting agent mixture. Chairman Hindman opened the Public Hearing at 5:35 p.m.

Town Planner Anna Smith gave the following report: The subject property, located at 570 2nd Street (Lots 1-12, Block 38 and Lots 4-8, Block 59 Town of Meeker), is the Rio Blanco County Road and Bridge facility site.

Rio Blanco County is requesting a Special Review Use permit at 570 2nd Street for a 42x60 accessory structure to store the County's sand/ice melting agent mixture.

Located within the Open (O) zoning district, the RBC Road and Bridge currently stores their sand/ice melting agent mixture in the open on the west side of Sulphur Creek out in the compound area of the facility. With the proposed 42x60 structure, the County is seeking to shelter the mixture and to protect the adjacent ground from becoming saturated with the salty chemicals. The location of the proposed structure would be in the southeast corner of the property, east of Sulphur Creek, with access to the structure via 2nd Street and over the Sulphur Creek Bridge internal to the site. Proposed to be 24 feet tall

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at its tallest point, the structure would be located on the property in an area that is approximately 21 feet lower in elevation than the residential and school properties located on Garfield and School streets, therefore, the structure should not obstruct the existing view from these locations.

The application with supporting material was received within the required time period. The fee has been paid and the request has been advertised as mandated by the Meeker Zoning Ordinance. All of the surrounding neighbors have been notified of the Public Hearing and no comments or concerns have been received to date.

Planner Smith added the County was able to obtain signatures from the Sullivan's after the packets had gone out, therefore the Planning Commission members' copy of the application did not include those signatures. Planner Smith stated she does have the signatures.

Recommendation: Staff recommends approval of Rio Blanco County's request for a Special Review Use permit at 570 2nd Street for a 42'x60' accessory structure for the storage of the County's sand/ice melting agent mixture.

Chairman Hindman inquired if there were any questions or comments from the applicant with Van Pilud stating the County was in the bidding process to obtain pricing from contractors, with the assumption that approval would be granted, but nothing would happen until then. Chairman Hindman inquired if the Planning Commission members had any questions or comments with Commissioner Rholl asking if the structure would be similar to the State's. Dave Overton stated basically yes, only on a smaller scale. Chairman Hindman inquired about the location, stating Planner Smith's report had read "therefore the structure should not obstruct the existing view from the residential and school properties," and asked how important that was? He added he didn't feel there was anything in the actual request that had anything to do with the view. Administrator Sharon Day stated it was just for informational purposes. Mr. Pilud stated the location they planned to place the structure, there was a view from the residence on the south side of the County's property and the school, but it would not be a big building. Chairman Hindman clarified it was informational only with Mr. Pilud stating yes. Mr. Overton added the location should lessen the impact on the neighbors, as the noise level should decrease as well as the amount of time the County spent there as the material would be dry.

Planner Smith showed the Planning Commission members photos of the current area for sand/ice mixture, stating it was on the west side of Sulphur Creek and pointed out where the new structure would be located. Commissioner Goedert inquired about the elevation in regards to the school road. Mr. Pilud stated the County took shots for elevation immediately south of the proposed location and looking at the terrain where the fence was located and around to the east side of the school, it was one to two feet higher, but the school would be seeing grass instead of the roof of the structure. Commissioner Goedert stated he thought it was more than 21-feet, with Mr. Pilud stating the south end area was at 21-feet, closer associated with the neighbors at the south side of the property. Chairman Hindman inquired if there were any additional comments or questions with none noted, and closed the Public Hearing at 5:42 p.m.

A motion was made by Commissioner Goedert that the Planning Commission recommends the Board of Trustees grant approval of Rio Blanco County's request for a Special Review Use permit at 570 2nd Street for a 42'x60' accessory structure for the storage of the County's sand/ice melting agent mixture, seconded by Commissioner Rholl. All ayes, motion carried.

Planner Smith relayed to the applicants that the item would be heard by the Board of Trustees at the November 3, 2009 meeting, where the final decision on the application would be made. She added once the decision had been granted, the Town would send out a letter confirming the action of the Board. Planner Smith stated she would send the applicant an email with an updated Staff report for the Board

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meeting as well as a copy of the Board agenda. Administrator Day added the Board agenda was done and the Special Review Request would be first and if approved, the request for a building permit fee waiver would follow.

OTHER PLANNING COMMISSION MATTERS

Administrator Day relayed to the Planning Commission members that the Town of Meeker Board of Trustees would be holding a special meeting on Tuesday, October 27, 2009 at 6:00 p.m. to discuss what the next step for the elementary school process would be, as well as discussing the formation of a community wide committee to try to develop criteria. Commissioner Goedert inquired as to where the Town was at with the elementary school, with Day stating the next step would be to discuss it as the Board has received the options, and how to work through all the options.

ADJOURNMENT

Chairman Hindman made a motion to adjourn, seconded by Commissioner Goedert. All ayes, motion carried.

Planning Commission Meeting adjourned at 5:44 p.m.

Gary Hindman, Chairman

Terry Goedert, Secretary

*Note: For listening purposes (audiotape) the 10/26/2009 Planning Commission meeting minutes are attached at the end of the 10/20/2009 Board of Trustee meeting minutes.