

The meeting of the Meeker Planning Commission was called to order by Chairman Gary Hindman Monday, February 8, 2010, at Town Hall at 5:31 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: Pat Hughes

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 Rholl, seconded by Commissioner Goedert. All ayes, motion carried.

APPROVAL OF THE MINUTES

Chairman Hindman inquired if there were any changes, corrections or additions to the October 26, 2009 Planning Commission minutes, none noted

A motion to approve the minutes of October 26, 2009 as presented was made by Commissioner Goedert, seconded by Chairman Hindman. All ayes, motion carried.

PUBLIC PARTICIPATION

None

PUBLIC HEARING

Rezoning Request: The Town of Meeker is requesting to rezone Parcel B, a 3.72-acre tract of land in the Escondido Subdivision, from RR – Rural Residential to O – Open. Parcel B, which was dedicated to the Town in the approval of the Escondido Subdivision (Final Plat recorded March 4, 2009), is located adjacent to existing Town-owned lands west of the Sage Hills Subdivision. The Town proposes to utilize Parcel B as additional open space for the protection of the adjacent water storage tanks.

Chairman Hindman opened the Public Hearing at 5:35 p.m.

Town Planner Anna Smith gave the following report: A 3.72-acre parcel of land located in the NW¼ of Sec 14, T1N, R94W. Attached is a copy of the portion of the Escondido Subdivision Final Plat that depicts the location of Parcel B. The property is located immediately adjacent to Town-owned property and residential lots in the Sage Hills and Escondido subdivisions.

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M.M.C. 18.1.125 outlines that the Open district shall provide for sites for parks; open space; community centers; park and recreation facilities; water storage, treatment, and distribution; governmental buildings

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and facilities; and other public and private uses which may be suitable in areas of Town where limitations upon building may be required, for the following reasons: flood, fire protection, or extreme topography. Grazing and other agricultural uses shall be permitted in this district. Attached is the complete code description of the Open zoning district uses and setbacks.

In accordance with M.M.C. 18.1.148(C), the request has been advertised in the paper, a sign has been posted on the site, and letters were mailed to all property owners within 300 feet. Planner Smith stated a letter was received from the United States Department of Interior ó Bureau of Land Management (today). She read the following letter for the record: öDear Ms. Smith, We have received your notice of annexation and rezoning for the Town of Meeker property in the Sanderson Hills area. The proposed action will be located on private town land with privately held mineral rights and thus would not involve public lands or interests. Because of the proximity of the parcels to public lands, the Town should be aware of conditions on the public lands, such as the possibility of wildfire within the urban interface. If in the future, the Town should wish to change their management plans for their property, those factors could create more of an impact. Thank you for the opportunity to comment.ö

Recommendation: Staff recommends approval of the request to rezone Parcel B from RR to Open and to amend the Town's Zoning Map.

Administrator Day stated the Town was planning to use the land as a protection zone for the water tanks and weren't proposing any other uses. Chairman Hindman inquired what the protection zone was, with Day explaining there wouldn't be any building in the area as there were two water tanks; one underground and one above ground. Chairman Hindman asked Administrator Day if she was representing the Town, with Day replying yes. Chairman Hindman inquired if there were any questions or comments, with Commissioner Rholl inquiring what would it entail if the Town wanted to change the use of the land in the future (i.e. park)? Planner Smith stated the Town would go through the Special Review process. Commissioner Goedert stated Open spaces provided for parks and inquired if it could be done? Day stated it was allowed, but everything in the Open zone needed to be done by Special Review. Chairman Hindman asked for additional questions or comments, with none noted and closed the Public Hearing at 5:40 p.m.

A motion was made by Commissioner Goedert that the Planning Commission recommends the Board of Trustees grant approval of the Town's request to rezone Parcel B, a 3.72-acre tract of land in the Escondido Subdivision, from RR ó Rural Residential to O ó Open and to amend the Town's Zoning Map seconded by Commissioner Rholl. All ayes, motion carried.

Zoning Request: The Town of Meeker is requesting to assign the Open zoning district to two parcels located adjacent to the Sage Hills and Escondido subdivisions. The Town-owned parcels, 1-acre and 1.32-acre in size, are the sites of existing Town water Storage tanks. These sites will be annexed into Town limits by a Town Board Ordinance on February 16, 2010.

Chairman Hindman opened the Public Hearing at 5:42 p.m. Planner Smith gave the following report: The Town's two water storage tank sites are located in the NW¼SW¼ of Sec 14, T1N, R94W. Attached is a copy of the portion of the Escondido Subdivision Final Plat that depicts the location of these two parcels, which are located west of the Sage Hills Subdivision and immediately abut Town-owned Parcel B of the Escondido Subdivision.

The Town of Meeker is requesting to assign the Open zoning district to two parcels located adjacent to the Sage Hills and Escondido subdivisions. The Town-owned parcels, 1.0 ac and 1.32 ac in size, are the sites of existing Town water storage tanks. These sites will be annexed into Town limits by a Town Board Ordinance on February 16, 2010.

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M.M.C. 18.1.125 outlines that the Open district shall provide for sites for parks; open space; community centers; park and recreation facilities; water storage, treatment, and distribution; governmental buildings and facilities; and other public and private uses which may be suitable in areas of Town where limitations upon building may be required, for the following reasons: flood, fire protection, or extreme topography. Grazing and other agricultural uses shall be permitted in this district. Attached is the complete code description of the Open zoning district uses and setbacks.

In accordance with M.M.C. 18.1.148(C), the request has been advertised in the paper, a sign has been posted on the site, and letters were mailed to all property owners within 300 feet. Planner Smith stated the letter from the Bureau of Land Management was the only public comment received.

Recommendation: Staff recommends approval of the request to zone the Town's water storage tank sites (1.0 ac and 1.32 ac in size) as Open and to amend the Town's Zoning Map.

Planner Smith clarified the two Town tanks sites were currently not within Town limits. She stated the Board of Trustees at their February 16, 2010 meeting would have an ordinance for the annexation. She added the zoning requirements called for public hearings and the Planning Commission was recommending the zoning establishment for the sites, which would be done collectively (annexing and zoning) at the BOT meeting. Day stated the reason the tanks weren't annexed in the past was there was no contiguity to the Town and they needed to have 1/6. She added until the Escondido subdivision was annexed there wasn't the contiguity. She went on to say they were going through an abbreviated process and was in accordance with State statutes. Chairman Hindman asked for questions or comments with Commissioner Goedert asking where the tanks sat now, and if it was Town property? Planner Smith stated it was Town property, but not in Town limits. Day reiterated the property was owned by the Town, but outside the Town limits and referred the Commissioners to the map in their packets for clarification. Chairman Hindman asked for additional comments or questions with none noted and closed the Public Hearing at 5:48 p.m.

A motion was made by Commissioner Rholl that the Planning Commission recommends the Board of Trustees grant approval of the Town's request to assign the Open zoning district to Town-owned water storage tank sites, which are 1.0 ac and 1.32 ac in size, located west of the Sage Hills Subdivision and to amend the Town's Zoning Map, seconded by Chairman Hindman. All ayes, motion carried.

Election of Officers:

Planner Smith stated this was the annual selection of individuals for the positions of Chair, Vice-Chair and Secretary. Commissioner Rholl stated it would be nice to have all members present, with Planner Smith stating it was mentioned to everyone she spoke with on the phone. She also stated the terms of Chairman Hindman and Commissioner Martha Griffin expired in May. She stated if they were interested in continuing as a Planning Commission member, she would send out a reminder letter in March or April stating: "if interested in returning as a Planning Commission member, please submit a letter to the Board of Trustees asking for re-appointment." Planner Smith stated tonight, the positions of Chair, Vice-Chair and Secretary needed to be nominated and voted on. Chairman Hindman inquired if they could postpone the election until everyone was present, with Day stating it could be done.

A motion was made by Chairman Hindman to delay the election of officers until all members are present at the next meeting, seconded by Commissioner Goedert. All ayes, motion carried.

Commissioner Rholl inquired if there was a schedule for the next meeting, with Planner Smith stating one could possibly be held in early March, however; Staff would be meeting with the potential applicants the

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following day and if the necessary information was submitted by February 19, 2010, it would be on the first meeting of March, with Day adding it would be March 8, 2010.

OTHER PLANNING COMMISSION MATTERS

Administrator Day stated 40 percent of the plans for Ute Road has been completed and reviewed and should have a full set of plans by mid March and hopefully out to bid as well. She stated they had begun notifying contractors of the upcoming project and they would be required to be CDOT approved. She added the work schedule would begin May 1st and they must have a drivable road by July 1st for Range Call. Day stated the roundabout had been re-created in Ute Park at the end of Park Street and invited the Commission members to take a look. She added people with large trucks were invited to drive it to ensure it would work; with Dave Smith bringing his longest hay truck, the County their longest truck and the school their biggest bus and everything worked well. Discussion focused on where the new road would be located, where the roundabout would be located, and how the road would be designed to accommodate traffic and parking. Day went on to explain where the sidewalks and crosswalks would be located on the road and access to the new school.

Commissioner Goedert inquired as the status of 2nd Street, with Day stating there hadn't been anything done lately as the focus at this time was providing a safe route to the new school for the children, but would be discussed later. Commissioner Goedert inquired if the main traffic would be coming off of 3rd Street at Garfield with Day stating yes and there had been discussion in not allowing a left hand turn during the peak hours of children being dropped off or picked up. She went on to say if there were left turns and it was slippery, it would not be a good situation. She added there would be a great deal of traffic at the intersection of Garfield Street and Sulphur Creek Road, but no decision had been made yet. Commissioner Goedert inquired if signage or lights would be put up with Day stating possibly, it had been discussed. She also added the Town would keep the Planning Commission updated.

ADJOURNMENT

Chairman Hindman made a motion to adjourn the Planning Commission meeting, seconded by Commissioner Rholl. All ayes, motion carried.

Planning Commission Meeting adjourned at 6:01 p.m.

Gary Hindman, Chairman

Terry Goedert, Secretary