

**Town of Cedaredge Planning & Zoning Commission**  
**Regular Meeting & Public Hearing**  
**April 6, 2021**  
**Record of Proceedings**

The Cedaredge Planning and Zoning Commission met for a Regular Meeting on April 6, 2021, at the Cedaredge Civic Center, 140 NW 2<sup>nd</sup> Street, Cedaredge, Colorado, with a virtual meeting option available. Mayor Raymond F. Hanson called to order the meeting at 6:02 p.m. and led the Pledge of Allegiance. Present were Commissioners Richard Cartin, Larry Naslund, Terry Jarbo and Gene Welch; Mayor Raymond F. Hanson; Trustee Jim Atkinson; Town Administrator Greg Brinck; and Town Clerk Kami Collins. Absent and excused were Walt Anderson and Bob Michael.

Mayor Hanson read the vision and mission statement.

**Minutes: February 2, 2021 Regular Meeting:** Commissioner Jarbo moved and Trustee Atkinson seconded to approve the minutes as presented; motion passed unanimously.

Roll Call Vote: Voting ‘aye’ were Commissioners Naslund, Cartin, Jarbo and Welch; Mayor Hanson; and Trustee Atkinson; no Commissioner voted ‘nay.’ Motion passed unanimously and the minutes were approved.

**Letter of Interest: Douglas Hoggatt:** Mr. Hoggatt introduced himself and spoke about why he wanted to serve on the Commission. Commissioner Cartin moved and Commissioner Jarbo seconded to recommend to the Board of Trustees that Douglas Hoggatt be appointed to serve on the Planning Commission.

Roll Call Vote: Voting ‘aye’ were Commissioners Naslund, Cartin, Jarbo and Welch; Mayor Hanson; and Trustee Atkinson; no Commissioner voted ‘nay.’ Motion passed unanimously and Mr. Hoggatt will be recommended to the Board of Trustees to serve on the Planning and Zoning Commission.

Mayor Hanson recessed the Regular Meeting at 6:11 pm.

**Public Hearing: Text Amendment under 16.25.300 Accessory Building**

- a. Open Public Hearing – Mayor Hanson opened the Public Hearing at 6:11 p.m.
- b. Staff Presentation & Recommendation - Administrator Brinck said in reviewing the Land Development Code and Zoning Code under Accessory Building, it was brought to the Town’s attention that the Code limits accessory buildings to 600 square feet. Most common accessory buildings in Town are detached garages or workshops. Several constituents have asked to be able to build a larger accessory building. The Town has setbacks established, so residents cannot build too close to roadways. There are several covenant neighborhoods or Homeowners Associations in town that will control building regulations on top of the Town’s building code. Allowing residents to build a slightly larger accessory building would allow people to store their belongings in the building instead of outside. Administrator Brinck recommended removing the 600 foot limit and removing the 20 foot height limit, and instead following the current Code of a 30 foot height for residential and 36 foot height for commercial buildings.

- c. Commissioner Comment/Questions - Trustee Atkinson suggested allowing larger buildings could be a nuisance to neighbors. Commissioner Cartin suggested instead striking the words “six hundred square feet” and suggested instead 800 or 1,000 square feet, and keeping the limit of 33 percent of the square footage of the principal structure. Trustee Jarbo suggested that changes in the Code would impact the Cedaredge Volunteer Fire Department; the department may be required to buy additional trucks with ladders if the Town allows buildings to be built to a 30 foot height. Commissioner Cartin suggested a maximum of 25 feet in height would be plenty to house an RV. Commissioner Jarbo asked if in accessory building units someone could ask for a variance to build a larger structure; Administrator Brinck said no, not in this case, as the stipulations for a variance are very strict. Commissioner Cartin suggested the size of the lot should also be considered when considering the size of accessory dwelling units. Administrator Brinck suggested Staff come back to the Commission next month with amended language to include language restricting accessory buildings to a size comparable to the lot size.
- d. Public Comment - Wayne Thaler submitted written comment.
- e. Close Public Hearing - Mayor Hanson closed the Public Hearing at 6:38 p.m.

**Text Amendment:** Commissioner Jarbo moved and Trustee Atkinson seconded to table the Text Amendment until the next Planning and Zoning Commission meeting.

Roll Call Vote: Voting ‘aye’ were Commissioners Naslund, Cartin, Jarbo and Welch; Mayor Hanson; and Trustee Atkinson; no Commissioner voted ‘nay.’ Motion passed unanimously and the text amendment was tabled until the May 2021 meeting.

**Land Use Code Update:** Administrator Brinck explained updating the Land Use Code/Title 16 is a budgeted project in 2021. Town Planner Davis Farrar has begun work on the project, and the Commission will have input on the changes. The project will kick off in May with a proposed finish date of Fall 2021. Staff and the Commission will work to make sure that zoning makes sense for the community and that the process is clear for the public to decipher. Administrator Brinck asked the Commission to be familiar with Title 16 in order to begin the discussion next month.

Commissioner Jarbo moved to adjourn the meeting; Trustee Atkinson seconded. Mayor Hanson adjourned the meeting at 6:54 pm.

Respectfully Submitted,



Kami Collins  
Town Clerk