



**PLANNING & ZONING COMMISSION
REGULAR MEETING**

Tuesday, April 11, 2023, 6 p.m.

Attend in person:

Cedaredge Civic Center, Grand Mesa Room 140 NW 2nd St.

Attend virtually:

On Your Computer: <https://bit.ly/3HSn0gB> | Password: 090925

On Your Phone: 253-215-8782 | Webinar ID: 860 6960 7864 | Password: 090925

AGENDA

[A] denotes an action item; [D] denotes discussion item [I] denotes information item

1. Call to Order & Pledge of Allegiance
2. Roll Call
3. Reading of the Mission Statement: *To retain the community character with its natural mesa openness and create positive economic and living opportunities for current and future residents.*
4. Constituent Time
Constituents may address the Planning Commission about any issue. Please state your name and address for the record. You have three (3) minutes to address the Commission. Please keep your comments cordial.
5. Minutes: February 7, 2023 **[A]**
6. Letter of Interest
 - a. Jason Weed
 - b. Jack Wenner
7. Comprehensive Plan Update **[D]**
8. Blight Remediation Program: Sarah Henderson, Executive Director, Delta County Habitat for Humanity **[D]**

Commission Members & Terms

4/10/2023 4:14 PM

Chairman Skip Bethurum (April 2025)

Vice Chairman Terry Jarbo (June 2023)

Trustee Jim Atkinson (Ex-Officio)

Marcy Peterson (May 2025)

Ardon Barnes (May 2025)

One Vacancy

Town of Cedaredge Planning and Zoning Commission
Regular Meeting
February 7, 2023
Record of Proceedings

The Cedaredge Planning & Zoning Commission met for a Special Meeting on February 7, 2023, at the Cedaredge Civic Center, 140 NW 2nd Street, Cedaredge. The meeting notice was posted in the designated area at Cedaredge Town Hall at least 24 hours prior to the meeting in accordance with the Sunshine Law. All documents included in these minutes by reference are available for review at Cedaredge Town Hall.

Call to order: Chairperson Skip Bethurum called the meeting to order at 6 pm and led the pledge of allegiance.

Roll Call: Chairperson Skip Bethurum, Commissioner Ardon Barnes, Chairperson Terry Jarbo, Commissioner Bob Michael, Commissioner Marcy Peterson and Mayor Pro Tem Jim Atkinson. Let it also be shown for the record that Town Clerk Jess Shelton is in attendance.

Chairperson Skip Bethurum read the mission statement.

Chairperson Bethurum moved, and Commissioner Barnes seconded to amend the agenda to include a letter from Mr. Evan Bradberry.

Voting: All voted "aye," no one voted "nay," motion passed unanimously, and Chairperson Bethurum read Mr. Bradberry's letter.

Constituent Time:

- 1) Evan Bradberry; 300 SE Sandstone Ct. Cedaredge, Colorado, 81413. Mr. Bradberry requested a rezoning of his property to allow for an addition for his father-in-law who had medical needs. Mr. Bradberry did not have a plan at this point for the addition.

Ex-Officio Jim Atkinson stated that Mr. Bradberry needed to meet with Town Administrator Kami Collins before the Planning and Zoning Commission could hear his case.

Town Clerk Jess Shelton stated that Mr. Bradberry would need to speak with TA Collins, and TC Shelton will give his contact information to her.

Minutes: Commissioner Peterson moved, and Commissioner Barnes seconded to approve the May 17th regular meeting minutes.

Voting: All voted "aye," no one voted "nay," motion passed unanimously, and the May 17th minutes were approved.

Commissioner Peterson moved and Commissioner Barnes seconded to approve the July 26th special meeting minutes.

Voting: All voted "aye," no one voted "nay," motion passed unanimously, and the July 26th minutes were approved.

Commissioner Jarbo moved, and Commissioner Peterson seconded to approve the October 18th meeting minutes.

Voting: All voted "aye," no one voted "nay," motion passed unanimously, and the October 18th minutes were approved.

Chairperson Bethurum reviewed the meeting schedule for 2023.

2023 projects:

Title 16: Mayor Pro Tem Atkinson stated there were errors in Title 16 that should be addressed in 2023. Mayor Pro Tem Atkinson stated that some of the changes included modular, prefab, and trailer clarification and tiny homes also would need addressed. Mayor Pro Tem Atkinson stated that water and grey water use in new annexations needed to be addressed.

Blighted properties: Ex Officio Atkinson stated that former Board of Trustees member Dick Cartin had started a blight program where he had looked at properties that had blight issues. Mayor Pro Tem Atkinson stated that Habitat for Humanity would make a good partner in the program.

Chairperson Bethurum stated that trash pick-up was another method of blight reduction. Commissioner Bethurum stated that there was discussion about using a trailer that the Town owns to clean up trash at certain locations, especially in the outskirts of Town.

Chairperson Bethurum stated that he would like to have an assessment and an email sent out to citizens who could use the help and see if they were interested in receiving help with their blight issue.

Commissioner Jarbo stated that he saw a problem with the blight program and helping residents because then their property taxes would go up for the homeowners and then they would not be able to pay higher taxes. Further discussions were had about how to ensure property taxes would not be problematic to the homeowner.

Commissioner Peterson stated that Planning & Zoning should be careful so that there would not be government overreach where it should not be.

Ex Officio Atkinson stated that this should be a volunteer situation and not a Town run program.

Commissioner Barnes stated that ADA compliance was another issue in the community. Commissioner Barnes stated that he had to pay \$75 for a building permit to put in a handicap ramp at a home for a disabled person. Commissioner Barnes stated that these ramps were crucial for the safety of the residents and that there should not be a fee attached to those permits. Ex-officio Atkinson asked the Town to look into it.

Ex Officio Atkinson stated that all Planning & Zoning Commissioners should come up with 5-6 properties that can be discussed at the next meeting that had blight issues or needed ADA assistance.

Ex Officio Atkinson stated that there was a green program that was based off leap qualifications, and it would assist in energy conservation in homes that need it. Chairperson Bethurum stated that he would talk to Sarah Henderson at Habitat for Humanity about that problem.

Ex Officio Atkinson requested that a map of the town limits with the growth area be brought to the March meeting. TC Shelton showed them page 53 of Title 16 that has that specific map.

Commissioner Jarbo moved, and Commissioner Peterson seconded to adjourn the meeting at 7 pm.

Voting: All voted "aye," no one voted "nay," motion passed unanimously, and the meeting was adjourned.

Hardy Hutto suggested making an easement in all new growth areas so there would not be an issue like he had with his property. Mr. Hutto stated that there was a 5-foot-wide section on his property that ran along the East side that was causing issues because there was not an easement.

Respectfully submitted,

Jess E. Shelton

Town Clerk

04/04/2023

Town of Cedaredge
235 W Main ST
Cedaredge, CO 81413

Kami Collins:

I, Jason Weed, am interested in filling the vacancy of the Planning & Zoning Commission position in the town of Cedaredge. I would like the opportunity to help the town of Cedaredge improve policies and procedures. I have over 20 years of residential and commercial building with a focus on energy efficiency. I look forward to hearing from and talking with you.

Jason Weed
Foundational Rock LLC
970-623-3558

4/7/23

I HAVE LIVED IN
AREA FOR
CEDAR EDGE 6 YEARS,

YEARS AGO WE
DEVELOPED A SMALL
SUBDIVISION IN THE LOWER
HALF OF BOW MOUNTAIN
IN BOULDER CO. CALLED
FOUNTAIN TREE. I HAVE
DESIGNED THREE UPHES
IN THREE DIFFERENT
LOCATIONS FROM NEW
YORK TO ALASKA.

I WOULD ^{WILE} TO SERVE
ON THE PLANNING
COMMISSION

Jack W. Sance

856 4059

410 NE 4th St

JACKNAK@YAHOO.COM

RECEIVED APR 07 2023