

Town of Cedaredge Planning and Zoning Commission
Public Hearing
May 9, 2023
Record of Proceedings

The Cedaredge Planning & Zoning Commission met for a Public Hearing on May 9, 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: Chairman Skip Bethurum called the meeting to order at 5:26 pm and led the Pledge of Allegiance.

Roll Call: In attendance were Chairman Skip Bethurum; Vice Chairman Terry Jarbo; Commissioners Ardon Barnes, Jason Weed and Marcy Peterson; ex-officio members Mayor Pro Tem Jim Atkinson and Trustee Tracy Gist; Town Planner Mark Chain; and Town Administrator Kami Collins.

Chairman Skip Bethurum read the mission statement.

Public Hearing: Hamilton Page Minor Subdivision Sketch Plan: Chairman Bethurum opened the Public Hearing at 5:27 p.m.

- a. **Staff Presentation:** Planner Chain presented the Minor Subdivision project. There are two existing structures on the lot, an 8-plex and a duplex, which have been in place since 2001. The applicant is proposing to subdivide the lot into two parcels in order to sell the residences separately. Mr. Chain recommended approval of the sketch plan with the conditions of updating the plat notes and dedication language on NW 9th Street as necessary and receiving updated title commitment and Special Warranty Deed at the time of final plat. Chairman Bethurum asked when the building was constructed; Mr. Chain said it was in 2001. Applicant Bob Page addressed the Commission and said the 8-plex in 1998 and the duplex built in 2001. Mr. Page said they intended to Quit Claim Deed the street to the Town. Chairman Bethurum asked about the drainage on the south side of the 8-plex; Mr. Page said the property has not had any historical issues with water pooling in that area. Chairman Bethurum asked for the width of the easement between the two proposed lots; Mr. Chain said it is a 25-foot easement. Mayor Pro Tem Atkinson asked if the easement between the two lots and the easement on NW 9th were existing easements or proposed easements; Mr. Chain and Mr. Page said those are proposed easements. Mayor Pro Tem Atkinson asked for clarification as to why the proposed lot line was in the location as shown on the sketch plan; Mr. Page replied so that an existing shed could remain on the property with the 8-plex. Mayor Pro Tem suggested that the parking at the 8-plex abuts the Town's right of way, and said that could be an issue in the future. TA Collins suggested the Commission could recommend a shorter right of way for the Board of Trustees consideration. Mr. Page noted it appears on the sketch plan that the corner of the patio encroaches northern easement; Commissioner Weed suggested that was likely the roof overhang. Commissioner Barnes said he was concerned that someone might change the use of the building and we would need more parking; TA Collins noted that could happen in the future, but that would be the responsibility of the future developer and that was not the responsibility of the applicant. Commissioner Peterson asked for clarification that NW 9th would be conveyed to the Town; Mr. Chain replied yes.

There was no Public Comment.

Governing Body Deliberations: Commissioner Jarbo moved and Commissioner Weed seconded to approve the Minor Subdivision with the Planner comments addressed in the Staff Memo. Motion passed unanimously.

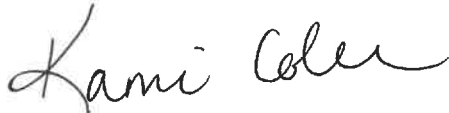
Mr. Page thanked TA Collins and Mr. Chain for the working relationship through the process of the project. Commissioner Barnes noted the properties are some of the nicer properties in town; several Commissioners echoed similar sentiments.

June Commission Vacancy: Letters of Interest: TA Collins and Chairman Bethurum notified the Commission of the Board of Trustees direction of seeking future Planning Commissioners have some background knowledge of land use and planning. Letters of interest for the upcoming vacancy will reflect that desire. Chairman Bethurum noted that the Commission has a varied interest and skillset which benefits the Commission, and noted that the Commission should undergo more training sessions.

Rehabilitation/Blight Remediation Program: TA Collins presented information from Delta County Habitat for Humanity on four programs that could address blight. Commissioner Weed moved and Commissioner Jarbo seconded to suggest to the Board of Trustees a formal partnership with Habitat of Humanity of Delta County for blight remediation. Motion passed unanimously.

Chairman Bethurum adjourned the meeting at 6:44 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kami Collins". The signature is written in black ink and is positioned above the printed name and title.

Kami Collins
Town Administrator