

**EDGEWATER PLANNING & ZONING COMMISSION  
BUSINESS MEETING MINUTES  
AUGUST 5, 2015**

A business meeting of the Edgewater Planning & Zoning Commission was held in the City Council Chambers.

**ITEM 1.      CALL TO ORDER**

Chair Hing called the meeting to order at [7:00:09 PM](#).

**ITEM 2.      ROLL CALL**

Clerk to the Commission and City Clerk Beth A. Hedberg called the roll.

**Present:**                      Chair Karen Hing  
                                      Commissioner Marilyn Gord  
                                      Commissioner Jim Tobias  
                                      Commissioner Nathan Stark  
                                      Commissioner Adam Schorger

**Absent:**                        None

**Also Present:**                City Attorney Carmen Beery  
                                      City Planner Patty McCartney

Full and timely notice of the meeting had been given and a quorum was present.

**ITEM 3.      PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ITEM 4.      APPROVAL OF AGENDA**

Commissioner Tobias moved, seconded by Commissioner Stark, to approve the agenda as presented. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**ITEM 5.      PUBLIC COMMENT (NON-AGENDA ITEMS)**

There were no public comments.

**ITEM 6.      GENERAL BUSINESS – DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2015-06, A RESOLUTION (APPROVING, CONDITIONALLY APPROVING, DENYING) A FINAL PLAT FOR**

**EXISTING LOTS 6, 7, 8 AND 9, BLOCK 100, EDGEWATER  
SUBDIVISION, TO BE KNOWN AS THE MOORE SUBDIVISION**

Chair Hing reviewed the procedures for the approval of a final plat pursuant to the Edgewater Municipal Code. City Planner Patty McCartney reviewed her staff report which is attached hereto and made a part hereof by reference as Exhibit "A". There were no questions for City Staff. The Applicant had no comments.

Commissioner Stark moved, seconded by Commissioner Tobias, to approve Resolution 2015-06, a resolution approving a final plat for existing Lots 6, 7, 8 and 9, Block 100, Edgewater Subdivision, to be known as the Moore Subdivision as presented. Chair Hing thanked Applicant Moore for providing information requested by City Staff. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**ITEM 7. CONSENT AGENDA – MEETING MINUTES DATED JULY 1, 2015**

Commissioner Gord moved, seconded by Commissioner Schorger, to approve the consent agenda as presented. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**ITEM 8. PUBLIC COMMENT**

There were no public comments.

**ITEM 9. STAFF REPORTS**

**a. City Planner**

City Planner McCartney reviewed the Project Tracking Report and the Building Permit Activity Report. She noted that the 2<sup>nd</sup> Quarter 2015 portion of the Building Permit Activity Report had been inadvertently left blank and that it would be corrected in the future. The site development plan process was addressed. Recent infrastructure work at the intersection of West 25<sup>th</sup> Avenue and Depew Street was considered. Future development projects were discussed.

**b. City Clerk**

Clerk Hedberg provided an update on the November 3, 2015 election and the upcoming vacancy on the Commission.

**ITEM 10. COMMISSIONER COMMENTS**

Commissioner Schorger noted that he would be out of town on August 26<sup>th</sup> and would therefore be unable to attend that meeting.

Commissioner Tobias reported that his wife had recently retired. They had been taking daily walks around Sloan Lake. He said at the intersection of West 21<sup>st</sup> Avenue and Stuart Street you could get a good view of Edgewater. Commissioner Tobias said that he had tried to imagine what the development at West 20<sup>th</sup> Avenue and Depew Street might look like.

Commissioner Gord had no comments.

Commissioner Stark had no comments.

Chair Hing thanked City Staff for how thoroughly prepared they were.

**ITEM 11. DISCUSSION OF UPCOMING AGENDAS**

It was noted that the next meeting would be held on August 19<sup>th</sup> and that parking would be discussed. A parking inventory had been conducted by City Staff to identify current problems. The Joyride Brewing public hearing would be held on August 26<sup>th</sup>.

**ITEM 12. ADJOURNMENT**

There being no further business, Chair Hing adjourned the meeting at [7:42:54 PM](#).

Submitted by:

*/s/ Beth A. Hedberg, MMC*  
Clerk to the Commission and City Clerk

EXHIBIT "A"

**STAFF REPORT**

To: Karen Hing, Planning & Zoning Commission Chair and members of the Commission

From: Patty McCartney, City Planner

Cc: Carmen Beery, City Attorney  
Beth Hedberg, City Clerk  
Dan Maples, Community Services Director

Public Hearing Date and Location: August 5, 7:00 p.m., Council Chambers  
2401 Sheridan Boulevard, Edgewater, Colorado

Applicant/Owner: William Moore and Cheryl Moore  
2515 Jay Street, Edgewater, CO 80214

Subject: Final Plat

Location of Request: Lots 6, 7, 8 and 9, Block 100, Edgewater Subdivision (2472 Lamar Street)  
Edgewater, Colorado

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**EXECUTIVE SUMMARY:**

The applicant is requesting a Final Plat approval to request the subdivision of Lots 6, 7, 8 and 9, Block 100 (2472 Lamar Street), Edgewater Subdivision subdivided into Lots 1 and 2, Moore Subdivision. The proposed Final Plat area is 13,304 square foot (0.305 acres) subdivided into two lots. The proposed Lot 1 dimension is 50.01 feet by 133.0 feet for a lot area of 6,652 square feet (0.153 acres) and the proposed Lot 2 dimension is 50.02 feet by 133.0 feet for a lot area of 6,652 square feet (0.153 acres). An existing residence and detached garage are currently located on the subject property and the interior lot line for the proposed Final Plat will bisect the north side of the residence.

The Planning and Zoning Commission approved the Preliminary Plat for this project on June 3, 2015. The proposed subdivision requires a Final Plat application for review and approval by the Planning and Zoning Commission and presented to City Council for approval.

**LOCATION AND ZONING:**

The property is located at 2472 Lamar Street, Edgewater Colorado 80214 and is zoned R-1, One-Family Residential.

**PUBLIC NOTICING:**

The public hearing request for approval of the Final Plat was publicly noticed in accordance with the public notification requirement outlined in the *City of Edgewater Municipal Code*.

**PLANNING AND ZONING COMMISSION REVIEW**

**Eligibility:** Per Section 17-3-40, a Final Plat requires a Planning & Zoning Commission Review and a resolution for approval, approval with conditions or denial of the application. If approved, the Final Plat shall be presented to the City Council for its approval and acceptance of areas dedicated to public use.

**Subdivision General Requirements and Design Standards (17-2-10):**

The requirements and design standards in Chapter 17, Article 2 of the *Edgewater Municipal Code (Code)*.

1. **Streets.** Per Section 17-2-20, street shall be in alignment with existing streets and named according to the street with which they correspond.

**Staff Comment:** The property existing front lot lines aligns with Lamar Street and the existing residence address is 2472 Lamar Street. The proposed front lot lines align with Lamar Street and addresses will be assigned at the time of the future site development of Lot 1 and Lot 2t.

2. **Lots.** Per Section 17-2-30, the lots shall be at least large as the allowed minimum in the area standards contained in Chapter 16 (Section 16-5-30) of the Code and lot line street design standards.

**Staff Comment:** The table below provides a comparison of the proposed Final Plat and the Edgewater Municipal Code Lot development standards.

	<b>Lot Requirements</b>	<b>Existing/Proposed</b>
<b>Lot Area</b>	Minimum lot area of 6,000 square feet (SF) (R-1 Zone District)	13,304 SF (existing) Lot 1: 6,652 SF Lot 2: 6,652 SF
<b>Lot Width</b>	Minimum lot width of 50' (R-1 Zone District)	100.3' (existing) Lot 1: 50.01' Lot 2: 50.02'
<b>Lot Lines</b>	Right angles to street line	Existing and Proposed Lots 1 & 2: Right angles to Lamar Street
<b>Fronting</b>	Lots shall front public streets	Existing and Proposed Lots 1 & 2: Lamar Street front lot line

The property is located in the R-1, Residential 1 Zone District and the proposed lots meet the minimum lot area, minimum lot width requirements and street lot line design standards of the Edgewater Municipal Code.

- 3. Blocks.** Per Section 17-2-40, blocks for residential use shall not exceed ¼ mile in length and less than 300 feet in length.

**Staff Comment:** The proposed Final Plat is located in an existing Block and will not be changed for the proposed two lot subdivision.

- 4. Alleys or Easements.** Per Section 17-2-50 of the Code, the City may require alleys or easements for utility installation and maintenance, including storm or sanitary sewers, gas and water lines and electric service.

**Staff Comment:** The City Engineer and Utility companies reviewed the proposed Final Plat. The City Engineer did not have any specific requests for easements except to maintain the existing rear lot line alley easement for the two proposed lots. The Xcel Energy Public Service Company requested a 6' wide dry utility easements adjacent to the front lot lines and 8' on the rear lot lines of each in the subdivision. The proposed Final Plat includes the dedication of the requested alley and dry utility easements.

- 5. Dedication of public sites and open spaces.** Pursuant to Section 17-2-60 of the Code, the dedication of land for park and recreation, school sites, public sites or for other public uses is required in each new subdivision or resubdivision in the City where the total amount of land being subdivided is two acres or more.

**Staff Comment:** There are no public sites or open space dedications for the proposed Final Plat. The proposed Final Plat land area is .305 acres in size and does not require the dedication of a public site or open space.

#### **PLANNING AND ZONING COMMISSION ACTION:**

After the conclusion of the public hearing, the Planning and Zoning Commissioners may approve, conditionally approve or deny the Final Plat.

The Commission's decision must be rendered by adoption of a Resolution. Legal staff has provided resolutions appropriate for any decision available to the Planning and Zoning Commission. To act, the Planning and Zoning Commission should "Move to approve [read the title of the appropriate Resolution]."