



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
December 3, 2024**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners LisaMarie Pinder, Brandon Burke, Don Bosch, Dave Hull, Alex Sparks, and Vice-Chair Ed Seymour. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz, and Town Clerk Keli Frasier.

AGENDA ADOPTION

Motion #1 by Commissioner Burke, seconded by Commissioner Bosch, to approve the agenda as amended to include a presentation from Gary Hauschulz with Palisade Art Vision (PAV).

A voice vote was requested.
Motion carried unanimously.

TOWN MANAGER REPORT

Town Manager Hawkinson reviewed current and ongoing projects led by the Town of Palisade.

PRESENTATIONS

Gary Hauschulz with Palisade Art Vision (PAV) updated the Commission on the current artwork on the corners of Town, as well as the artwork PAV would like to purchase. He also announced that one of the pieces was being donated to the Town by the artist.

CONTINUED BUSINESS

Review of Residential Zoning and the Uses

Community Development Director Aziz gave a brief presentation and led Commission discussion on the residential zoning map and permitted uses across residential zones, focusing on housing accessibility while preserving neighborhood character.

After the Commission and staff reviewed and discussed the current zoning map, *the consensus of the Commission is for staff to draft an Ordinance for residential zoning districts and to bring a draft zoning map with the proposed changes. The Commission also directed staff to clean up the "home occupation and home business regulations," which fall under Section 7.05 – Accessory Uses and Structures.*

NEW BUSINESS

Review of Short-Term Vacation Rentals (STVRs)

Community Development Director Aziz gave a presentation and led Commission discussion on the current regulations on STVRs and possible modifications moving forward.

The consensus of the Commission was as follows:

- *Only allow owner-occupied rentals of primary residences or Accessory Dwelling Units (ADUs): YES*
- *Simple online application process: STAFF APPROVAL*
- *Owner must live on the property full time: YES*
- *STVR only allowed while the owner is on premises: YES*
- *Maximum 120 rental nights per year: A CAP IS NECESSARY – AMOUNT TBD*
- *Require local permit numbers or business licenses on all STVR listings: YES*
- *No LLCs or Trusts can apply: YES*
- *Remove current non-owner occupied STVR licenses: YES*
- *Create a 2-Year Lottery-Type Renewal Process: YES*
- *Recommend to the Board of Trustees that a portion of funds collected from the lodging tax should be allocated to Enforcement: YES*

The Commissioners also asked staff to bring back more information on proposed enforcement mechanisms.

PUBLIC COMMENT

Carisa Authier of Palisade expressed her appreciation for the transparency of the Town, and the efforts staff go through to publish all meetings and events. She went on to declare her support for owner-occupied STVR's.

ADJOURNMENT

Motion #2 by Commissioner Burke, seconded by Commissioner Bosch, to adjourn the meeting at 8:02 pm.

A voice vote was requested.
Motion carried unanimously.

X Keli Frasier
 Keli Frasier, CMC
 Town Clerk

X Amy Gekas
 Amy Gekas
 Planning Commission Chair

