



AGENDA
for the Planning Commission
of the Town of Palisade, Colorado
341 W. 7th Street (Palisade Civic Center)

January 18, 2022

6:00 pm Regular Meeting

https://youtu.be/b1Iwn_KFF3s

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. AGENDA ADOPTION
- V. ANNOUNCEMENTS / PRESENTATIONS

A. PUBLIC COMMENT REMINDER:

All emails are to be sent to the Community Development Director at brusche@townofpalisade.org. Emails for public comment on a specific agenda item received prior to the day packets are published will be included with the staff report. Emails received after the packets are posted will be forwarded to the Planning Commission.

Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in-person at the meeting and make said statements to the Commission directly.

B. PLANNING COMMISSION OPENING: The Palisade Planning Commission has one vacancy, with a term that expires February 2023. Applications to fill that vacancy are being accepted until January 31, 2022, and the Board of Trustees will appoint the position at the regularly scheduled meeting on February 8, 2022.

C. NOMINATION PETITIONS AVAILABLE FOR BOARD OF TRUSTEES: The first day to pick up nomination petitions to run for the Board of Trustees in the April 5, 2022 election was January 4, 2022. Nomination petitions are still available at Town Hall and can be circulated until the return deadline of January 24, 2022.

D. NORTH RIVER ROAD BRIDGE CLOSED: The North River Road bridge will be closed to through traffic from January 10, 2022, through the first week of April. Access is still available through Town.

VI. APPROVAL OF MINUTES

A. Minutes from November 16, 2021, Regular Planning Commission Meeting

VII. PUBLIC COMMENT – For items not on the Public Hearing agenda

Please keep comments to 3 minutes or less, and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.

VIII. PUBLIC HEARING

The following items will be presented before the Planning Commission of the Town of Palisade for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Board of Trustees of the Town of Palisade. For those items for which the Planning Commission retains Decision Maker status, they will weigh the options and cast a vote.

A. **PRO 2022-1 – WINDING RIVER MOBILE HOME PARK – REZONE PROPERTY AT 317 W. EIGHTH STREET TO PLANNED UNIT DEVELOPMENT (PUD)**

The Planning Commission will consider a Rezone to Planned Unit Development (PUD) to rearrange the layout and increase the number of units within the existing mobile home park, located at 317 W. Eighth Street (Parcel # 2941-031-04-015) as applied for by the property owner SGA Palisade LLC.

The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Recommendation (*motion, second, roll call vote*)

B. **PRO 2022-3 – 702 37.1 ROAD REZONE – REZONE PROPERTY AT 702 37 1/10 ROAD TO MIXED USE (MU)**

The Planning Commission will consider a Rezone to Mixed Use (MU) for the purpose of a food truck court, located at 702 37 1/10 Road (Parcel # 2937-084-00-078) as applied for by the property owners Karina and Nate Parenteau.

The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Recommendation (*motion, second, roll call vote*)

IX. COMPREHENSIVE PLAN UPDATE

X. NEW BUSINESS

XI. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
November 16, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Riley Parker with Commissioners present: Penny Prinster, Charlotte Wheeler, David Hull, and Vice-Chair Stan Harbaugh. Commissioner Andy Hamilton was absent. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Town Clerk Keli Frasier.

AGENDA ADOPTION

Motion #1 by Commissioner Prinster, seconded by Commissioner Hull, to approve the agenda as presented.

A voice vote was requested
Motion carried unanimously

APPROVAL OF MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Minutes from the October 19, 2021, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested
Motion carried unanimously

PUBLIC COMMENT

None was offered.

PUBLIC HEARING I

PRO 2021-14 – Text Amendments To The Land Development Code (LDC) Bed And Breakfast
Chair Parker opened the public hearing at 6:04 pm.

Community Development Director (CDD) Rusche explained that this application was initiated by Palisade citizen Tammy Tallant. He went on to review his staff report, outlining the proposed changes, and specifying the approval criteria.

LAND DEVELOPMENT CODE

Table 6.1, Use Table:

The following is Table 6.1, Use Table, which details the allowable uses allowed under the Land Development Code within specified zoning districts. Impacted sections are highlighted in **RED/BOLD TEXT with new additions underlined and removals in strikethrough.**

Section 6.01 – Use Table

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
School (public or private)								P			P	Section 7.02B
Technical, trade, business school						P	P	P	P		P	UPPER STORY ONLY IN TC
Utility, minor*	Pump stations, telephone exchanges, lift stations, electric substation or any similar use.	P	P	P	P	P	P	P	P	P	P	
Utility, major*	Water or wastewater treatment plant, water tower, electrical generation plant, wireless telecommunications or transmission facility or any similar use.	C									C	
Commercial Uses												
Agriculture, limited*	Orchard, vineyard, row and field crops, floriculture, pasturage, viticulture, tree or sod farm, silviculture; packing house for fruits or vegetables; produce stand; processing of fruits or vegetables or any similar use.	P									P	Section 7.03B
Amusement center, indoor							P	P	P	P		
Bed and breakfast		P	C	C	C	P	P	P			P	Section 7.03C
Brewpub							P	P	P	P		Section 7.03D
Club, private					C	P	P	P				
Distillery							C	P	P			Section 7.03D

Section 7.03 Commercial Use Standards

The standards of this Section shall apply to all permitted and conditional uses, as set forth in the Use Table (see Section 6.01). All uses shall meet or exceed applicable standards.

C. Bed and Breakfast

A bed and breakfast establishment is permitted subject to the following standards:

1. Either the owner or operator of the bed and breakfast must be a full-time resident of the **dwelling property** in which the bed and breakfast establishment is housed.
2. No exterior evidence of the bed and breakfast shall be allowed, except for one (1) wall sign no larger than twelve (12) square feet or one (1) free-standing sign not to exceed four (4) square feet and not to exceed a height of four (4) feet. A larger sign may be applied for under the conditional use permit process as defined in Section 4.07.
3. No food preparation, except beverages, is allowed within individual guestrooms. Meal service may be provided.
4. Preparation and service of food shall conform to all applicable regulations of the State of Colorado.
5. All parking areas on property (except driveways) shall be behind any building lines and must be screened from the view of adjacent residences to a height of six (6) feet by a solid screening fence or dense shrubs and vegetation.
6. Parties, receptions, events or similar functions intended to draw in excess of two hundred (200) people shall require a Temporary Use Permit and shall be limited to a total of six (6) such functions per calendar year.

Section 14.02 Defined Terms

Bed and breakfast means a building or buildings on the same parcel containing one (1) or more guest rooms for an overnight stay, which are rented at a daily rate.

Section 4.01.E., Text Amendment Approval Criteria

In evaluating any proposed amendment of the text of the Land Development Code, the following shall be considered:

1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including any purpose and intent statements;
The proposed text amendment is consistent with the remainder of the LDC. Both the definition and the standards for bed and breakfast distinguish the use from a short-term vacation rental in that the owner must reside on the property, and food is expected by the guests. The proposed amendment would allow a property more options to provide guestrooms that would all still meet zoning, fire, and building codes.
2. The amendment must not adversely affect the public health, safety, or general welfare;
The proposed text amendment would not adversely affect the public health, safety, or general welfare as the establishment of a new bed and breakfast would still require review of zoning, fire, and building codes.
3. The amendment is necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected;
The proposed amendment would remove unnecessary restrictions for the homeowner/operator of bed and breakfast to reside in the same building as all guests while retaining the oversight of the property that distinguishes this use from other lodging accommodations.
4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or
The proposed text amendment appears to be consistent with the Colorado Revised Statutes for the definition of bed and breakfast.
5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.
The adopted Comprehensive Plan delegates the regulation of individual land use actions to the Land Development Code. It has been asserted that Palisade is in need of additional overnight accommodations.

Applicant Tammy Tallant (3819 N River Road) explained to the Commission that she has an Accessory Dwelling Unit (ADU) on her property that she currently rents out on a 30+ day basis. She submitted an application to the Community Development Department to turn that ADU into a bed and breakfast (B&B) and was advised that under the current Code, she was unable to do so. Ms. Tallant stressed that she does not want a vacation rental and has been working with CDD Rusche to work through this text amendment process in order to have a B&B on her property.

Chair Parker opened the hearing to public comment.

Sheryl Young, 3857 N River Road, stated she owns a six-acre peach orchard that she has been denied a B&B on because of the same issues Ms. Tallant has run in to. Ms. Young fully supports the text amendments and feels that the owner's requirement to live on the parcel is what makes a B&B different from a vacation rental.

Jeff Snook, 424 W 8th Street, asked what would prevent owners from labeling their vacation rentals as a B&B to get around Palisade restrictions?

Chair Parker opened the hearing to Commissioner comment.

Commissioner Prinster stated that a precedent has already been made, as an existing B&B has been operating with an ADU structure for years.

Commissioner Harbaugh noted that the definition of bed and breakfast needs to be revisited as a whole. He felt that allowing accessory dwelling units to be utilized as a B&B is blurring the lines between them and VRBOs. He went on to state that requirements need to be included regarding bathrooms, electricity, owner occupancy, etc. Commissioner Harbaugh feels that this may just be a way around VRBO restrictions and stressed that approval criteria #3 and #4 both don't apply nor fit this application.

CDD Rusche defended that the definitions already set the standards for allowable uses and that all building codes still apply, which require bathrooms, electricity, etc. Mr. Rusche didn't agree with Commissioner Harbaugh regarding approval criteria #3 and #4 and reasserted the findings regarding both.

Chair Parker noted that a breezeway attaching two buildings would suffice for the current Code, so it doesn't make sense to not approve this amendment. He added that details for specific plans would be discussed during the conditional use permit (CUP) process.

Motion #3 by Commissioner Prinster, seconded by Commissioner Hull to approve PRO 2021-14 text amendments to the Land Development Code (LDC) bed and breakfast and forward a recommendation of approval to the Board of Trustees for the Town of Palisade.

A roll call vote was requested.

Yes: Commissioner Prinster, Commissioner Wheeler, Commissioner Hull, Chair Parker

No: Vice-Chair Harbaugh

Absent:

Motion Carried.

Chair Parker closed the public hearing at 6:37 pm.

PUBLIC HEARING II

PRO 2021-15 – Text Amendments To The Land Development Code (LDC) Family Child Care Home

Chair Parker opened the public hearing at 6:37 pm.

CDD Rusche reviewed his staff report, outlining the proposed changes and specifying the approval criteria.

LAND DEVELOPMENT CODE

The following amendment is proposed to these sections of the LDC, with words changes highlighted in **RED/BOLD TEXT with new additions underlined and removals in ~~strikethrough~~**.

Section 7.02 Civic Use Standards

The standards of this Section shall apply to all permitted, special and conditional uses, as set forth in the Use Table (see Section 6.01). All uses shall meet or exceed applicable standards.

A. Child Care Center

1. Child care centers shall conform to the regulations contained in the Colorado Child Care Facilities Licensing Act, which is administered by the Colorado Department of Human Services.

2. When operated within the HR district, child care centers must be done in conjunction with another commercial use.
3. **Child care centers do not include family child care homes located in places of residences and permitted as an accessory use (see Section 7.05.C.1.h).**

Section 7.05 Accessory Uses and Structures

C. Accessory Use and Structure Types

1. Residential accessory uses and structures shall include but not be limited to the following:
 - h. **Family ~~C~~child care home, no more than twelve (12) children subject to Section 7.05.D.12;**

Section 7.05 Accessory Uses and Structures

D. Specific Accessory Use and Structure Standards

12. **Family** Child Care Home

A **family** child care home shall be considered an accessory use to a residence in all districts, provided no more than ~~eight (8)~~ **twelve (12)** children are present on the premises at any one time. **Family child care homes are licensed and regulated under regulations issued by the Colorado Department of Human Services. A child care home with more than eight (8) children and up to twelve (12) children may operate as an accessory use to a residence only if approved by a conditional use permit by the Town Board in accordance with the provisions of Section 4.07.**

Section 14.02 Defined Terms

~~Child care means a program or arrangement where three (3) or more children less than thirteen (13) years old, who do not reside where the care is provided, receive care on a regular basis of at least once per week for more than four (4) hours but less than twenty-four (24) hours per day from persons other than their guardians or fulltime custodians, or from persons not related to them by birth, marriage or adoption.~~

Child care center means a child care arrangement in a location which is maintained for the whole or part of a day, where at any one (1) time, for less than twenty-four (24) hours a day there are five (5) or more children receiving child care. Child care center, as defined in this Section, meets the provisions set forth in Section 26-6-102(5)~~4(1.5)~~ of the Colorado Revised Statutes.

Family ~~C~~child care home means a child care arrangement located in a place of a residence, where at any one (1) time, for less than twenty-four (24) hours a day, not more than twelve (12) children, receive child care.

Section 4.01.E., Text Amendment Approval Criteria

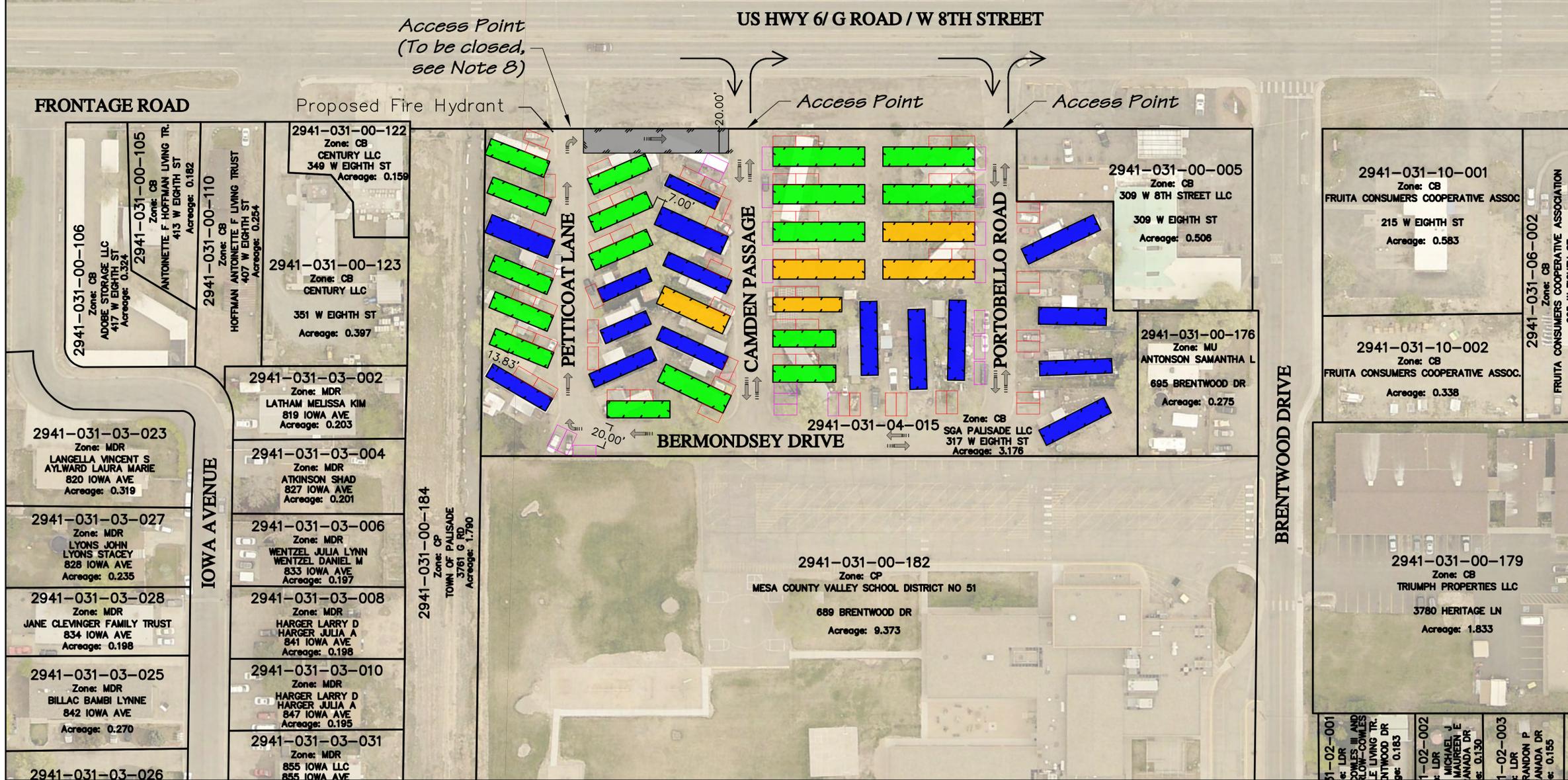
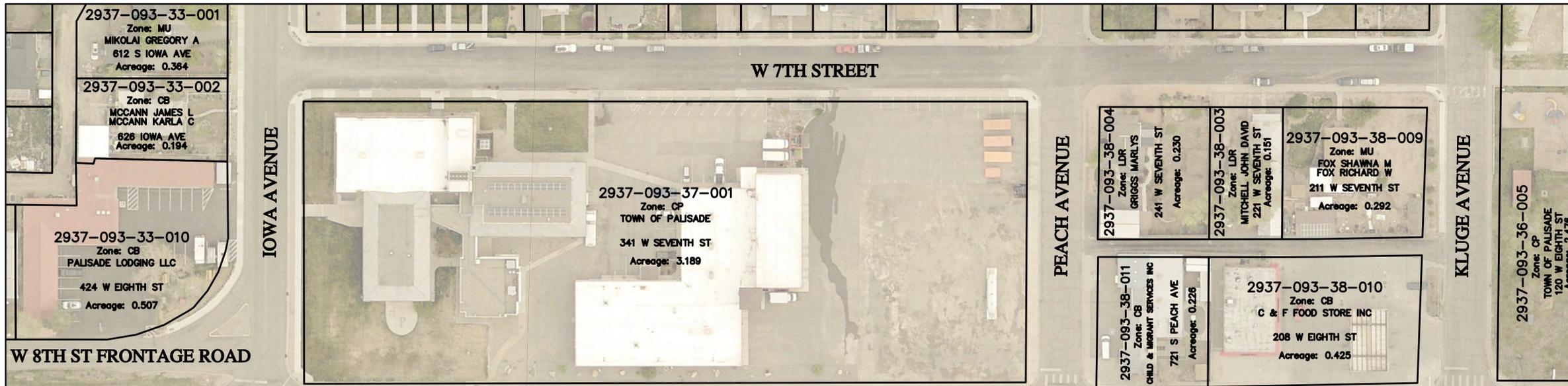
In evaluating any proposed amendment of the text of the Land Development Code, the following shall be considered:

1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements;

The proposed text amendment is consistent with the remainder of the LDC. The LDC already defines a child care home as having no more than twelve (12) children in a place of residence and treats it as an accessory use, so no changes are needed to Table 6.01 – Use Table. The amendment eliminates the need to obtain a conditional use permit for homes over eight (8) and up to twelve (12), which conflicts with the intent of the newly adopted Colorado State Law HB21-1222.
2. The amendment must not adversely affect the public health, safety or general welfare;



PROJECT SITE:
317 W EIGHTH ST
FUTURE LAND USE =
MOBILE HOME PARK



Parcel 2941-031-04-015 Breakdown (Sq Ft)

317 W Eighth St	138,437.46	100.0%
Total Lot Acreage:	138,437.46	100.0%

Proposed Layout:
Thirty-eight Manufactured Home Units: 11.96 units/acre

LEGEND

- New Manufactured Home
- Existing Manufactured Home (Not Moving)
- Existing Manufactured Home (Relocation)
- Proposed Gravel Surface
- Proposed Parking - 86 Total Spaces (66 Resident & 20 Guest/Delivery/Off-Street)
- Property Lines
- Traffic Flow Direction
- Traffic Movement

Proposed Zone Dimensional Standards

Default Zoning District	Min Lot Size		Minimum Setbacks* (ft)				Building Maximums	
	Area (sq ft)	Width (ft)	Street yard	Side (Interior)	Side (Street)	Rear	Height (ft)	Impervious Surface
PD	N/A	N/A	0	0	0	0	45	75%

- General Notes**
- The Applicant is requesting a rezone application to Planned Development with the underlying zoning Residential-Manufactured Home Park for the legal nonconforming site known as SGA Palisade, LLC, parcel 2941-031-04-015, located at 317 W Eighth St. The parcel was annexed to the Town of Palisade under Ordinance No. 364, dated April 12, 1977. The annexation ordinance is recorded at the Mesa County Clerk's Office on Book 1109, Page 673.
 - Parcel 2941-031-04-015 is currently zoned as CB-Commercial Business, serving as a manufactured home park. The applicant is not requesting to change the land use which has continually operated as a mobile home park, without abandonment, since its time of annexation. The applicant is requesting to rearrange the existing layout and increase the number of manufactured home units from the thirty-four (34) units at the time of annexation to thirty-eight (38) units.
 - A CDOT Level 1 Trip Generation Assessment performed by Apex Consulting Engineers, dated June 30, 2021, determined that increasing the number of manufactured home units to thirty-eight (38) units increased the maximum trip volume by 8%, below the 20% trip threshold for obtaining a CDOT access permit. CDOT confirmed that an access permit was not required for this work.
 - All development plans will require approval by the Town of Palisade Community Development Department. All development plans will need to conform to the proposed zone dimensional standards.
 - The Applicant is requesting the following deviations from the requirements for Manufactured Home Parks and Subdivisions:
 - Allow park area to be less than four (4) acres
 - Maximum density: Allow exceedance of six (6) homes per acre to twelve (12) homes per acre.
 - No minimum lot area
 - No minimum lot width.
 - No minimum building separation.
 - No yard requirements for individual home lots
 - Allow paved streets to be twenty (20) feet wide for streets with one-way directional travel.
 - Fee in lieu of Open Space requirement
 - Allow no less than one (1) parking space per manufactured home unit
 - No Class C Buffer.
 - No administrative office on-site
 - No common recreation areas or facilities
 - This site is not located within a flood zone as indicated on FEMA map panel 08077C0855F, dated July 6, 2010.
 - No wetlands are present on the parcel as evidenced by the Colorado Wetland Inventory Online Mapping Tool developed by the U.S. Fish and Wildlife Service and Colorado National Heritage Program.
 - Access point at Petticoat Lane to be closed as part of Town highway project #NHPP 070A-030 (21986). Town highway project anticipated to begin in Summer 2021.
 - Existing building dimensions per Mesa County Assessor's records.
 - An opaque fence/similar aesthetic, at least 6-feet in height shall be installed along the northern property line adjacent to Highway 6.

ACCEPTANCE BLOCK
The Town of Palisade review constitutes general compliance with the Town's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the Town does not constitute approval of the plan design. The Town neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

Project Benchmark
TBD

UNCC
Know what's below. Call before you dig.
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NORTHING: --
EASTING: --
ELEVATION: --
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)

HORIZONTAL: 0 50 100

VERTICAL: CONTOUR INTERVAL: FT

PROJECT PHASE: Concept/Exhibit DATE ISSUED: 12/20/2021

NO.	DATE	REVISION	BY

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 Phone: 970.241.4722 Fax: 970.241.8841

DRAWN BY: PJS/PROJECT: 2007-001
CHECKED BY: IDG
ORIGINAL SHEET SIZE: 22 x 34

STONETOWN CAPITAL
Winding River
PD MAP
PD-1

PRO 2022-3, 702 37.1 ROAD REZONE

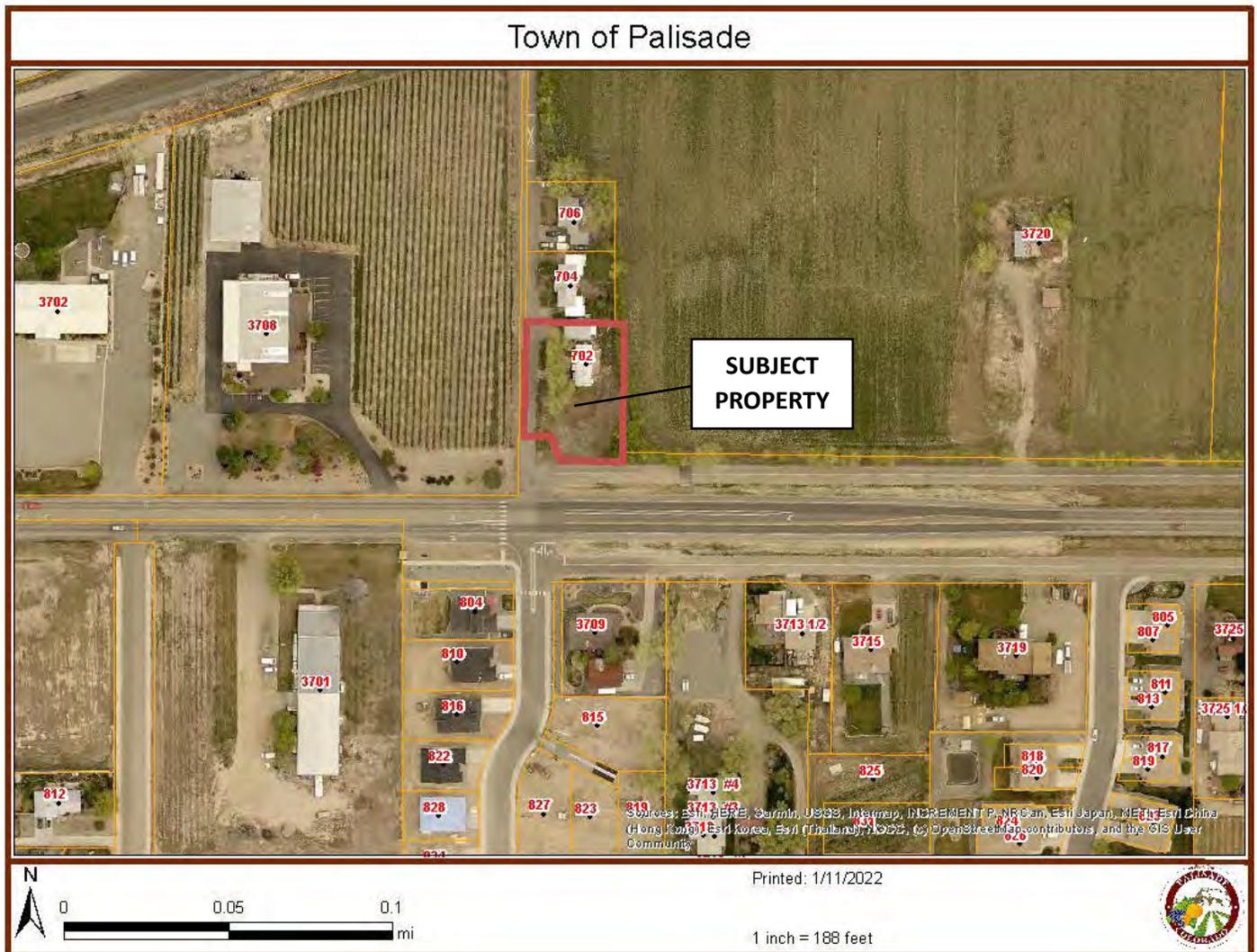
LOCATED AT 702 37 1/10 ROAD, PARCEL # 2937-084-00-078

SUMMARY

The Town of Palisade has received a request for a rezone of the property located at 702 37 1/10 Road (Parcel # 2937-084-00-078). The property consists of just under one-half (1/2) with about 173 feet of street frontage. The north half of the property has a mobile home used as a long-term rental. The property is currently zoned Low Density Residential (LDR), and the request is for Mixed Use (MU) zoning, with the intent of establishing a food truck court on the south half of the property.

The applicant has submitted a concept drawing of the proposed food truck court, which would be reviewed in more detail pending the outcome of the requested rezone.

Staff is asking the Planning Commission to review the request and make a recommendation to the Board of Trustees. The Board of Trustees will review the request at a public hearing on January 25, 2022 and make a final decision.



LAND DEVELOPMENT CODE

Section 4.02 Rezoning (Zoning Map amendment):

The rezoning procedure provides a process to make amendments to the Official Zoning Map of the Town of Palisade to reflect changes in public policy, changed conditions or to advance the welfare of the Town.

Section 4.02.E. Approval Criteria:

No rezoning may be approved by the Town Board unless all of the following criteria are satisfied:

1. Consistency with the adopted plans and policies of the Town;

The Comprehensive Plan – Future Land Use Map (2007) designates the property as low density residential, which reflected its use at the time the plan was developed. It did not consider the fact that only three (3) residences exist along this stretch of 37 1/10 Road and that the adjacent property, consisting of nearly 20 acres, is zoned CB (Commercial Business).

The Mixed Use (MU) zone district was established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts.

While the owner is not seeking to reuse the existing residence, as it remains a viable dwelling, there is unused property adjacent to the residence. This property is not suitable for another residence, as it is directly on the corner of the access road, nor is it the desire to demolish the existing residence and redevelop the entire property. The proposed food truck court could represent an interim use, with minimal investment necessary, until additional infrastructure is constructed (specifically sewer), likely when the adjacent parcel of 20 acres is developed. As noted, the MU zone district may be used as a transitional district between the remaining residences on 37 1/10 Road and the adjacent highway and undeveloped property, which has previously been considered for mixed-use as well.

2. Suitability of the subject property for uses permitted by the current versus the proposed district;

The property owner desires to use about a quarter (1/4) of an acre of unused property as a food truck court. There are currently no standards within the Land Development Code for a food truck court; however, restaurants are a permitted use within the Mixed Use (MU) Zone. The MU zone would not preclude an additional residence, while the current zoning would limit future use to just residential.

The applicant has provided concept drawing (attached to this report) that show how food trucks, along with associated parking for cars and bikes, would fit within upon the quarter-acre portion of the lot.

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;

Food trucks have become popular in Palisade and throughout the Grand Valley in recent years. They provide a variety of cuisine and are an asset during the many events hosted in Palisade. They offer an opportunity to invest in a business without as much overhead as a typical restaurant and allows the business to “follow the crowds” due to their mobile nature. The proposed location of a food truck court just off Highway 6 (and across the street from a winery) provides additional opportunities, particularly to tourists, to dine in Palisade. There has been a cultural change that warrants consideration of the proposed rezone as an action that would advance the welfare of the Town.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;

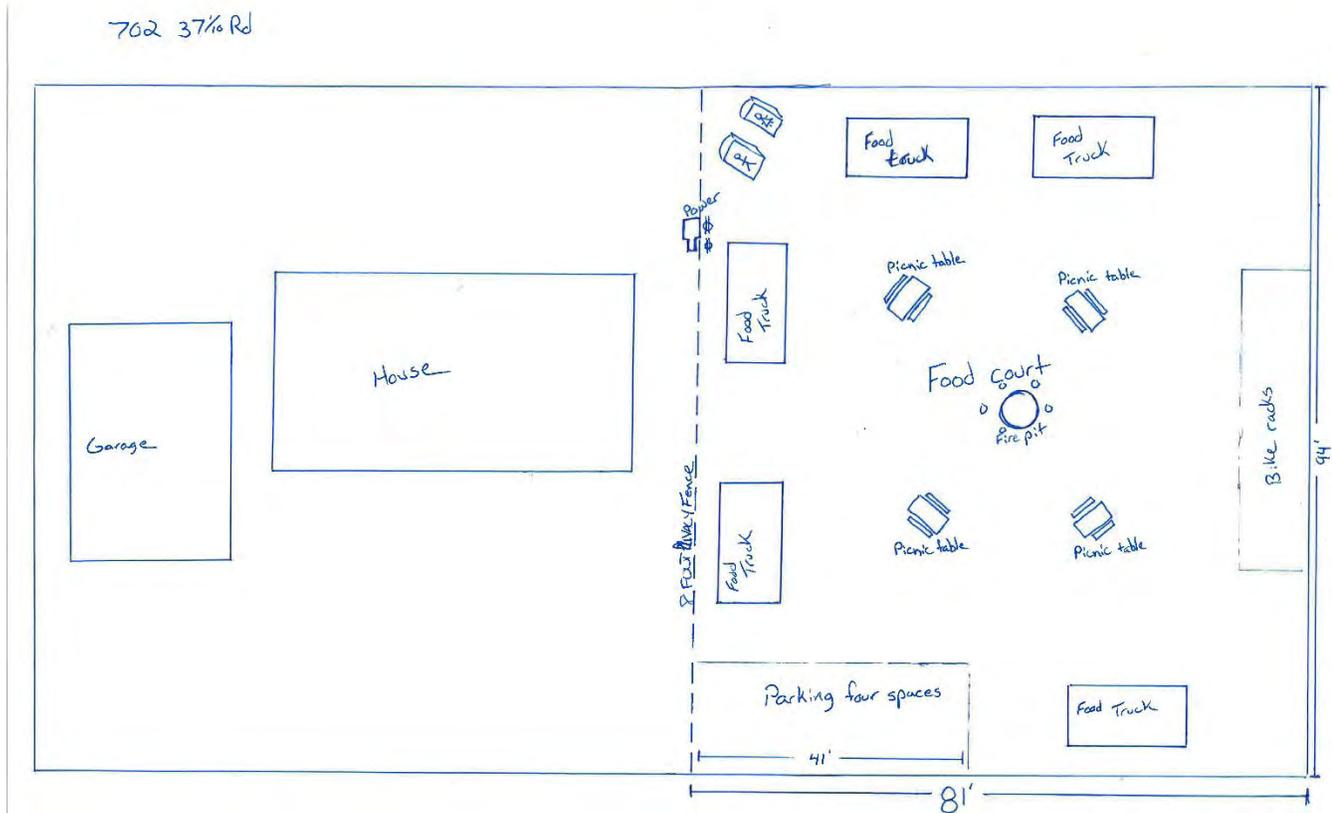
Unlike a residential use, a commercial use does not impact school enrollment or parks and recreation facilities. The site is accessible by 37 1/10 Road but is set back some distance from Highway 6, with no direct access available. There is the existing frontage road adjacent to the property on the south. The property is served by an existing Town water tap but is not connected to the sanitary sewer. However, the proposed use would not require public utilities, except electricity, as food trucks are self-contained units. Future development of the property may require improvements to public facilities, but the proposed zone change would still be necessary to justify investment at a higher level than currently exists.

5. It has been determined that the legal purposes for which zoning exists are not contravened;

The legal purposes for which zoning exists are not contravened by this request.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and

While there is another residence to the north, the existing residence would remain as a buffer and there is no development to the east. The property is a corner lot, visible from Highway 6, making it a good location for future commercial use. The intent behind a food truck court is a low impact, potentially temporary use of the property, as no significant infrastructure is proposed. Future development of the adjacent property may change the demand for this parcel, in which case the proposed zoning would allow a range of uses, subject to further review.



7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The public would benefit from the increase in sales taxes generated by a food truck court, as well as the benefit of additional food options for residents and visitors alike.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of this request to the Board of Trustees.

ATTACHMENTS

Letter of Intent

Concept Plans

Letter of Intent for 702 37 1/10 rd

This is a request to rezone above property to Mixed Use for the purpose of a food truck court facing the ~~frontage~~ road.

37 1/10

We will have ample electricity and porta potty's to suffice until we install bathrooms on site.

Thank you for consideration

Karina and Nate Parenteau

A handwritten signature in blue ink, appearing to be 'Karina and Nate Parenteau', written over the printed name.



