



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
341 W 7th Palisade Civic Center
(Also Virtual Participation Via ZOOM)
June 1, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:04 pm by Chairman Parker with Commissioners present: Harbaugh, Hull, Wheeler, Prinster, and Curry. Commissioner Hamilton was absent. A quorum was declared. Also, in attendance were Community Development Director Brian Rusche and Planning Technician Lydia Reynolds..

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS and PRESENTATIONS

Community Development Director Brian Rusche announced the Town has a new website: palisade.colorado.gov. Mr. Rusche also announced Farmer's Market will open Sunday, June 6th from 9:30 am to 1:30pm.

MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Hull, to approve the Minutes of May 18th, 2021.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

None

PUBLIC HEARING

PRO 2021-9 – Short Term Vacation Rental Site Plan- Steinweg

Chairman Parker disclosed that he is acquainted with Danny and Angela Steinweg and feel that will not have any effect on how he votes in this matter.

STAFF PRESENTATION

Community Development Director Brian Rusche explained that the Town of Palisade has received an application from Danny and Angela Steinweg for a site plan to run a short term vacation rental at 831 Logan Street. The home is zoned Low Density Residential (LDR), which permits short term vacation rentals under the Land Development Code. Ordinance 2014-16, adopted in November of 2014, established short term vacation rentals as a permitted use in residential zoning districts. The ordinance was last amended in July of 2017 (Ordinance 2017-18) to include some additional application requirements and standards.

The hearing of June 1st, 2021 has been duly advertised, posted and all property owners within 300 feet have been notified of the time and date of the hearing.

Mr. Rushe noted that the property is approximately 0.22 acres. The residence is a single-family home built in 1992. The home was built as a 1,092 square foot (sf.) home with an attached garage of 308 sf. In 2020 the garage was converted to living space that includes a bathroom, closet, and storage. It is this area that will be used for the short term vacation rental, according to the submitted floor plan. There is currently a detached garage being built south of the residence that is 728 sf.

Mr. Rusche explained that the staff report includes the specific criteria in the Land Development Code for approval of Short Term Vacation Rentals and the applicant has addressed the criteria directly in their property management plan.

APPLICANT PRESENTATION

Danny Steinweg, owner of 831 Logan explained that they would like approval for a Short Term Vacation Rental. Mr. Steinweg noted that they have remodeled the attached garage into living space and plan to have the Short Term Vacation there. Mr. Steinweg added that at a future time, they may move and have the entire house available as the Short Term Vacation Rental. Commissioner Curry asked how that would work since they are approving a site plan based on the one bedroom area. Mr. Rusche stated that it would change the scope of the STVR and they would need to submit a revised plan for review/approval if that should come about.

PUBLIC COMMENT

None

COMMISSIONER DISCUSSION

Commissioner Prinster asked for clarification of the parking spots. Mr. Steinweg showed that there could be 4 spots, with one in driveway and 3 on gravel. Commissioner Wheeler asked where the 4 people would go. Mr. Steinweg stated the couch is a pull out bed for 2 kids if needed.

Commissioner Harbaugh asked if the garage modification was made with a kitchen and Mr. Steinweg replied no, they have a microwave, small refrigerator and toaster oven. Commissioner Harbaugh asked Mr. Rusche if they were to put in a kitchen, wouldn't that create a duplex, which is not allowed in that zone. Mr. Rusche explained that eating (full kitchen), sleeping and sanitation in a unit would constitute an accessory dwelling unit which needs separate approval and must be between 400 and 650 square feet. Commissioner Hull asked if a duplex would have to have separate water and sewer taps. Mr. Rusche pointed out that a duplex would have to have at least 800 square feet. This unit could not become a duplex or accessory dwelling structure based on the square footage. Commissioner Harbaugh was concerned about all of the homes on Logan converting their garages for STVR. Mr. Rusche explained that there is a limit of 20 STVRs for the whole town.

Motion #3 by Commissioner Prinster and seconded by Commission Hull, to approve item **PRO 2021-9 – Short Term Vacation Rental Site Plan- Steinweg**

A roll call vote was requested and the vote on the motion was as follows:

YES: Chairman Parker, Commissioners: Prinster, Hull, Curry and Wheeler
NO: Harbaugh
ABSENT: Hamilton

The motion passed 5-1.

NEW BUSINESS

Mr. Rusche stated that there are no public hearing items for the June 15th meeting. He asked if the Commission wanted to cancel the meeting or have a workshop of topic to be determined.

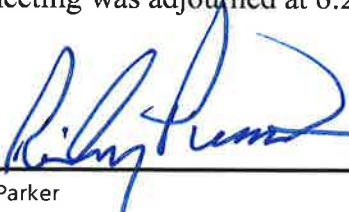
Motion #4 by Commissioner Hull and seconded by Commission Wheeler, to cancel the June 15th, 2021 meeting of the Palisade Planning Commission

A voice vote was requested.
Motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 6:27 pm.

X



Riley Parker
Planning Commission Chairman

X



Lydia Reynolds
Planning Technician