



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
120 W 8<sup>th</sup> Veteran's Memorial Community Center  
(Also Virtual Participation Via ZOOM)  
March 2, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Parker with Commissioners present: Hull (via ZOOM), Wheeler, Prinster, Curry, Harbaugh and Hamilton. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, and Community Development Director Brian Rusche and Planning Technician Lydia Reynolds attended via Zoom.

**AGENDA ADOPTION**

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

A voice vote was requested.  
Motion carried unanimously.

**ANNOUNCEMENTS and PRESENTATIONS**

- Town Manager Janet Hawkinson announced that on Friday, March 19, there may be smoke visible from Riverbend Park due to a training exercise. The Fire Dept. will be burning a pile of brush there.
- It was announced that 30% of the design for Highway 6 is complete. An open house will take place Thursday, March 25<sup>th</sup> from 2pm-8pm at the Veteran's Memorial Community Center.
- A ribbon cutting ceremony for The Palisade Plunge Trail will take place in July at 3<sup>rd</sup> and Main.
- Road improvements on North River Road are scheduled to begin this summer.
- Ms. Hawkinson perceived that there may be more wayfinding signage needed on Highway 6. She also offered to have a special Planning Commission meeting dedicated to the Highway 6 design phase if they would want that.

**MINUTES**

**Minutes from February 16, 2021, Regular Planning Commission Meeting**

*Motion #2* by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Minutes of February 16<sup>th</sup>, 2021.

A voice vote was requested.  
Motion carried unanimously.

PUBLIC COMMENT

None

PUBLIC HEARING

Commissioner Harbaugh inquired why the CUP presentation was going first. He noted that if the subdivision is not approved, the CUP would then become a moot point. Chairman Parker agreed and stated he would like to hear the subdivision before a motion on the CUP was made. It was agreed to reverse the order.

**A. PRO 2020-33 – Wine Valley Subdivision**

STAFF PRESENTATION

Community Development Director Brian Rusche informed the Commission that, if approved, this subdivision process will result in a new plat being recorded. An SIA (Subdivision Improvement Agreement) will also be recorded to ensure the infrastructure is completed. Mr. Rusche explained that the parcel is being divided so Golden Gate (owner) can sell one acre of the remaining parcel. The interested buyer would like to put in a Subway restaurant with drive-thru.

Chairman Parker asked if the street will only be paved up to the new lot. Mr. Rusche explained that the developers only obligation is to bring the road improvement to the east most portion of the new lot.

APPLICANT PRESENTATION

Mark Austin, Austin Civil Group, stated he was representing the applicant Jim Cagle Development. Mr. Austin noted that this subdivision is pretty straight-forward, feels Mr. Rusche did a good job covering the request, and offered to answer any questions.

Commissioner Harbaugh noted that Golden Gate was the owners of the property, yet Mr. Austin represents Mr. Cagle. Mr. Austin explained that Golden Gate signed the application, but he represents Mr. Cagle to work through the process.

PUBLIC COMMENT

None

Motion #3 by Commissioner Prinster and seconded by Commission Hull, to approve item PRO-2020-33 as presented.

A roll call vote was requested.

**YES: Chairman Parker, Commissioners: Harbaugh, Curry, Prinster, Hamilton, Hull and Wheeler**

**NO: none**

**ABSENT: none**

**The motion passed 7-0**

### **PRO 2020-34 – Subway CUP (Conditional Use Permit)**

#### **STAFF PRESENTATION**

Community Development Director Brian Rusche gave an overview of the application for a Conditional Use Permit for a Subway Restaurant/Drive Thru that will be placed on one of the two parcels that will be created by a subdivision. Mr. Rusche explained that the CUP meets the criteria in the code as outlined in his staff report. He displayed a rendering of the proposed building and how the drive-through traffic would flow.

#### **APPLICANT PRESENTATION**

Mark Austin, Austin Civil Group, stated he had no further comments and is available for questions.

#### **PUBLIC COMMENT**

Gail Evans, 129 Majestic Ct. asked where the drive through would stack the cars and the location of the ordering kiosk. She was concerned about the noise for the residents to the south. Ms. Evans also expressed concern about how a Subway at this location could effect other businesses in Town.

Mr. Rusche explained that the queuing would take place around the west side and to the back of building, closer to the interstate. Chairman Parker added that the economics is not a part of this review.

Dave Voorhess, 3758 G 7/10<sup>th</sup> stated that he represents the Palisade Irrigation Company and that Palisade Irrigation has an easement with a line that supplies water to the residents to the south, where the proposed driveway will be. He suggested they may need to move the easement to the east part of the property.

Mr. Austin said that they have known about the easement and the owner acknowledges that they are responsible for repairs needed due to wear and need to allow access for repairs. Mr. Austin did not think moving the easement would be expeditious as every water user would have to sign off on it. He stated that one option could be that the applicant upgrades the pipe during development so it is in good shape.

Mr. Rusche added that this is not the site plan review and those details will be part of the site plan approval process.

#### **COMMISSIONER DISCUSSION**

Commissioner Harbaugh asked about the signage. Mr. Rusche explained that the illustration provided of the building shows a flush wall sign, however, they are not requesting a free standing sign as part of this request.

Motion #4 by Commissioner Prinster and seconded by Commission Wheeler, to approve item PRO-2020-34 with the conditions listed and adding that the Director will work with the parties on the resolution of the irrigation easement.

A roll call vote was requested.

YES: Chairman Parker, Commissioners: Harbaugh, Curry, Prinster, Hamilton, Hull and Wheeler

NO: none

ABSENT: none

The motion passed 7-0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion #5 by Commissioner Hamilton, seconded by Commissioner Curry to adjourn. Chairman Parker adjourned the meeting at 6:51 pm.

X



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Riley Parker  
Planning Commission Chairman

X



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Lydia Reynolds  
Planning Technician