



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
341 W 7th Palisade Civic Center
(Also Virtual Participation Via ZOOM)
April 20, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:04 pm by Vice-Chairman Harbaugh with Commissioners present: Hull, Wheeler, Prinster, Hamilton and Curry. 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 Hamilton, to approve the Agenda as presented.

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS and PRESENTATIONS

Community Development Director Brian Rusche announced that Town Clean Up day is April 24th from 8am to noon. He also noted the policy on reading public comments into the minutes. A citizen or representative must read them in person or via Zoom. Mr. Rusche announced that the Town has a new website “palisade.colorado.gov” that now has the current Land Development Code.

MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Minutes of April 6, 2021.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

None

PUBLIC HEARING

PRO 2021-5 – Harvest Host at Colorado Vintners CUP

Vice-Chairman Harbaugh opened the public hearing.

The Planning Commission will consider a request for a Conditional Use Permit (CUP) at 3674 G Rd. (2937-083-00-060) to allow for Harvest Host RV (Recreational Vehicle) parking on the subject property, as applied for by the Colorado Vintner's Collective LLC. The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

STAFF PRESENTATION

Community Development Director Brian Rusche informed the Commission that the Town of Palisade has received a request for a Conditional Use Permit (CUP) at 3674 G Rd. (2937-083-00-060) to allow for Harvest Host RV (Recreational Vehicle) parking on the subject property, as applied for by the Colorado Vintner's Collective LLC. The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

Mr. Rusche gave an overview of the request. He notes that the property is 1.5 acres and is zoned Commercial Business. The current use is a winery, tasting room and outdoor patio. He explained that the business owner would like to participate in a program known as Harvest Hosts which, according to their website (www.harvesthosts.com) offer "a membership program that invites self-contained RV's to have unique overnight stays." The program matches hosts, who provide locations such as wineries, breweries, and farms with travelers throughout the country who want to partake in the experience provided at the host location.

Mr. Rusche noted that Section 10-88 of the Palisade Municipal Code does not permit "camping" on commercial properties unless within a manufactured home park, RV park or campground as defined in the Land Development Code. He explained that the Harvest Host program is different from an RV park in that the guests do not provide direct compensation to the host and the length of stay is limited to 24 hours. Although different from an RV Park, the Community Development Director may determine that a use is similar to a specific use listed in the use table and where such specific use is subject to a conditional use permit, the proposed use shall also be subject to conditional use approval (LDC Section 6.02.A). Outdoor recreation, which includes RV parks and campgrounds, is a conditional use in the Commercial Business (CB) zone.

Mr. Rusche stated that pursuant to Section 4.07.D.2, a site plan has been submitted showing the location of the proposed Harvest Host parking. The program only allows for 24-hour (overnight) parking and the RVs must be self-contained so that the host does not provide any permanent facilities, such as a waste dump station or electrical connection. Staff recommends that this be documented through a condition to ensure that the proposed use does not evolve into an RV park.

Mr. Rusche then identified the 4 criteria in the Land Development Code that must be met for a CUP, and how it applies to this request. Mr. Rusche stated that Staff recommends approval of the proposed conditional use permit (CUP) for the Harvest Hosts recreational vehicle parking, with the findings of fact as stated above, and with the following conditions:

- 1) No permanent facilities (such as a dump station or electrical connection) shall be installed to serve this proposed use.
- 2) Gravel surfaces within the property shall be maintained for the duration of the use in a dust-free manner.

- 3) Should the business owner elect to no longer participate in the Harvest Hosts program, then RV parking will no longer be allowed unless a new CUP is approved.

It was brought to the Commission's attention that the public, via zoom, were not able to hear Mr. Rusche's presentation. The audio was fixed and the meeting continued.

APPLICANT PRESENTATION

Aly McDonald, owner of Colorado Vintner's Collective LLC, stated that the guests were well vetted through Harvest Host. She feels her location provides easy access to downtown Palisade and would be beneficial to her business as well as other businesses in Palisade.

PUBLIC COMMENT

Ron West, 105 W 1st, owner of Varaison Winery. Mr. West stated that he lived in California wine country for 17 years and is well aware of the Harvest Host program. He said he has been approached every year by Harvest Host and has refused to participate as he does not feel the impact of RVs on local roads was fair to the Town of Palisade. His experience in California was that the program is so popular that it created traffic issues, especially on weekends and holidays. He observed that people would come in later in the evening and head out early in the morning and therefore not spending money as intended. Mr. West stated that if a CUP is approved, it will open the door for all the wineries and breweries in town. Mr. West acknowledged that it meets the criteria, but his point is the end result is not in the best interest of the Town.

Gail Evans, 129 Majestic Ct. stated that she had gone to Fruita for dinner and noticed RVs backed up in the double round-about trying to get into the visitor's center. Ms. Evans explained she is not necessarily against the request, but that the Commissioner's should be aware of the trend of more people living and vacationing in RVs and campers and the campgrounds are full.

COMMISSIONER DISCUSSION

Commissioner Prinster asked the applicant if they would be charging the lodging tax/fee for the guests. Ms. McDonald explained that she does not receive compensation from Harvest Host or the guests. Commissioner Prinster thought the Short Term Vacation Rental owners would have an objection to the Harvest Host program participants not collecting the lodging fee. Community Development Director Brian Rusche stated that the program is an accessory use to their principal use as a winery. Vice-chair Harbaugh expressed concern that the people would arrive at 5pm and leave at 7am and could cause a lot of traffic issues. Commissioner Wheeler expressed concern that others may want more than 4 spots. He added that if they approve this CUP they aren't necessarily setting precedence in a legal aspect, but they are setting it in how they act. He pointed out that with the Plunge, Basecamp and other attractions, there will be an impact to the infrastructure. Commissioner Hamilton noted that the number of STVRs were limited and decisions they make now could have a big impact in the future.

Commissioner Curry disclosed that he owns a short term vacation rental. He agreed that infrastructure will have to be improved as visitor numbers increase. Vice Chair Harbaugh and Commissioner Hamilton questioned that if they approve the CUP, does it obligate them to approve others that request the same. Mr. Rusche responded that with any request, the Commission would look at the criteria, site plan, and other specific information related to the applicant's request for that particular CUP.

Commissioner Prinster asked how many conditions are being proposed. Mr. Rusche responded that he proposed three conditions and reviewed them for the commission. Commissioner Prinster asked if they could add conditions. Mr. Rusche explained that they could add conditions to this CUP but that would not carry over to future CUPs that are requested.

Vice Chair Harbaugh asked if this would create an enforcement problem for the Police Dept. if the municipal code prohibits camping. Mr. Rusche stated that the municipal code prohibits camping on public properties and that this is private. Commissioner Hull stated that he is uncomfortable having this across from a High School. He is also uncomfortable with alcohol consumption across from the High School. Commissioner Hull noted that he is concerned about the temporary nature of guests spending one night and not knowing who they are, across from a High School. Commissioner Prinster also expressed concern about this being across from the High School.

APPLICANTS CLOSING REMARKS

Ms. McDonald stated that Harvest Host is a vetted platform where guests rate hosts and hosts rate guests. Ms. McDonald stated that there is a trend, especially among outdoor enthusiasts, to stay in unique places. She feels this is a demographic that likes to travel and spend money. Vice Chair Harbaugh asked what time people would arrive. She said they would have to arrive by 6pm and she does not close until 7 or 8. Commissioner Curry pointed out that the guests are already a part of this platform and it is not a last minute search for a free place to stay. Discussion continued regarding the annual membership fee.

Motion #3 by Commissioner Prinster and seconded by Commission Hamilton, to approve item PRO-2021-5 with the additional condition that not more than 4 guest spots per night be allowed.

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

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

The motion passed 5-1

Vice-Chairman Harbaugh closed the public hearing at 6:45 p.m.

Mr. Rusche explained that the next item on the agenda, PRO 2021-7 – Drive-Through Restaurant CUP, has been postponed and re-advertised for the next meeting on May 4th.

UNFINISHED BUSINESS

None

NEW BUSINESS

Community Development Director Brian Rusche gave an update on the Highway 6 project. He noted that there were about 40 people who attended the open house in March. Mr. Rusche stated that many of the comments gathered from the meeting were concerning the median and will be considered when moving

forward with the design phase. Overall the project seemed to be supported. Mr. Rusche reported that CDOT is considering the intersection of Highway 6 and Elberta for improvements. Staff is looking at existing infrastructure and available grants.

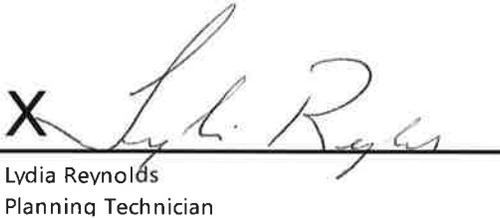
ADJOURNMENT

Motion #4 by Commissioner Hull and seconded by Commission Hamilton, to adjourn.

The motion passed unanimously

The meeting was adjourned at 7:00 pm.

X 
Stan Harbaugh
Planning Commission Vice-Chairman

X 
Lydia Reynolds
Planning Technician