



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO**

DATE: October 27 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		Resolution to Approve the Conditional Use for Single Family Residential in a CC Zone (Vale St)

Background

The request for a conditional use for single family residential in a convenience commercial zone on Vale St., was reviewed and presented to the Planning Commission on 10/19. Below are the minutes of the proceeding including the recommendation to the Board.

Public Hearing & Recommendation on Conditional Use Application for Residential Use in CC Zone - Lot C French's Knoll, Vale St (ID 7105408065). Applicant Ms. Melinda Hughes addressed the Commission requesting a conditional use for single family residential dwelling in a convenience commercial (CC) zone on Vale St. She described the tiny house she intends to locate on the lot. Commissioner Ball noted that Ms. Hughes is under contract to purchase the lot from her. The house is a 10x38 manufactured tiny house. Discussion took place about the building and how the house will be set. Commissioner Brodzik inquired if Ms. Hughes inquired with neighbors. Collins noted that no comments were received by staff. Chair Ihlenfeld asked if any public members wanted to comment. Glant Havenar inquired about foundation and other requirements. Staff noted that any requirements for new construction would be addressed in the land use application process. Commissioner Brodzik stated concern of what neighbors think for consistency in the neighborhood. It was noted the lot is approximately .25 acre. Members noted that though the area is zoned CC, it is a mix of mostly residential. **MOTION (Miner, Hutson) to recommend approval of the conditional use for single family residence in a CC zone. Motion passed 6-0 (1 abstain – Ball).**

Recommendation

Staff supports the recommendation for the conditional use for single family residential as the neighborhood is primarily residential.