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

January 17, 2023

6:00 pm Regular Meeting

https://us06web.zoom.us/j/3320075780
Meeting ID: 332 007 5780

I. **REGULAR MEETING CALLED TO ORDER AT 6:00 pm**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

IV. **AGENDA ADOPTION**

V. **APPROVAL OF MINUTES**

A. **Minutes from December 06, 2022, Regular Planning Commission Meeting**

VI. **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.*

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.

VII. **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 2023-01 – PEACH STREET DISTILLERS AMENDED CUP**
The Planning Commission will consider an amendment to an existing Conditional Use Permit to construct an additional permanent kitchen/food service building, including a walk-up counter, on the property located at 144 S. Kluge Ave (Parcel # 2937-092-41-001), as applied for by Miera and Son Construction on behalf of the property owner Angry Gnome LLC.

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

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

VIII. UPDATE ON THE PALISADE GAME PLAN (Comprehensive Plan update) www.PalisadeGamePlan.com

IX. FUTURE AGENDA ITEMS / CURRENT PLANNING TOPICS

A. **Palisade Game Plan adoption scheduled for February 7, 2023, at Planning Commission and February 28, 2023, at Board of Trustees**

X. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PALISADE PLANNING COMMISSION December 6, 2022

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas with Commissioners present: Riley Parker, Don Bosch, and Ed Seymour. Vice Chair Leora Ruzin and Commissioner David Hull were 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 Bosch, seconded by Commissioner Parker, to approve the agenda as presented.

A voice vote was requested
Motion carried unanimously

ANNOUNCEMENTS

Community Development Director Brian Rusche reviewed the announcements listed on the agenda and announced the new program offered by the Town called TextMyGov.

APPROVAL OF MINUTES

Motion #2 by Commissioner Bosch, seconded by Commissioner Parker, to approve the Minutes from the October 18, 2022, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested
Motion carried

PUBLIC COMMENT

None was offered.

PUBLIC HEARING I

Chair Gekas opened the public hearing at 6:05 pm.

Community Development Director Rusche reviewed his staff report, citing the findings of fact and staff recommendations.

Community Development Director Rusche explained that building height is currently measured from the lowest finished grade to the top of the highest roof beam or the peak of a gable, hip, or pitched roof (Section 5.06.C of the Land Development Code). Mesa County utilizes another way to measure which is the average height between the eaves and the ridge line of a gable or hip roof. This method is used in unincorporated Mesa County, which includes areas adjacent to the Town of Palisade.

DRAFT

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, as it does not change the residential design standard that favors pitched roofs nor does it change the maximum height in any zone.
2. The amendment must not adversely affect the public health, safety or general welfare;
   The proposed text amendment would not affect the public health, safety or general welfare as all new buildings and renovations of existing buildings would still need to meet the standards of the building code.
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;
   Architectural styles change over time and the goal is to create standards that encourage new construction to complement historic styles, while it is still necessary to design to modern codes.
4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or
   The proposed text amendment does not go against any state or federal statutes or case law.
5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.
   The Town is currently updating the Comprehensive Plan. This amendment would not materially affect that project.

Chair Gekas opened the hearing to public comment. None was offered.

Commissioner Parker asked if there were any specific applications that are driving the proposed text amendments. Community Development Director Rusche responded that he has had a couple of inquiries from different builders but no formal applications.

Commissioner Bosch inquired if the text amendments included any minimum or maximum roof slopes as part of the recommendation. Community Development Director Rusche clarified that the current code has a minimum slope but nothing about a maximum. He went on to state that no building heights are being changed, just how the height is measured.

Commissioner Seymour asked if this proposed change is being recommended to encourage more sloped instead of flat roofs. Community Development Director Rusche stated that the code already encourages sloped roofs and that this proposed amendment is about making the roofs and height work architecturally while providing comfortable ceiling heights underneath.

Motion #3 by Commissioner Seymour, seconded by Commissioner Parker, to forward a recommendation of approval of PRO 2022-17 – Building Height Measurement Text Amendment to the Board of Trustees.

A roll call vote was requested
Yes: Commissioner Seymour, Commissioner Parker, Commissioner Bosch, Chair Gekas
No:
Absent: Vice-Chair Ruzin, Commissioner Hull
Motion carried

Chair Gekas closed the public hearing at 6:15 pm.

UPDATE ON THE PALISADE GAME PLAN/COMPREHENSIVE PLAN UPDATE

DRAFT

Kris Valdez of Community Planning Strategies launched a presentation of the Town of Palisade 2022 Game Plan and delivered the Project Status Summary to the Steering Committee.

The consensus of the Commission is to move forward with posting chapters 1-5 to the website.

ADJOURNMENT

Motion #4 by Commissioner Bosch, seconded by Commissioner Parker, to adjourn the meeting at 6:58 pm.

A voice vote was requested
Motion carried

X

Amy Gekas
Planning Commission Chairperson

X

Shelley Kopasz
Administrative Assistant

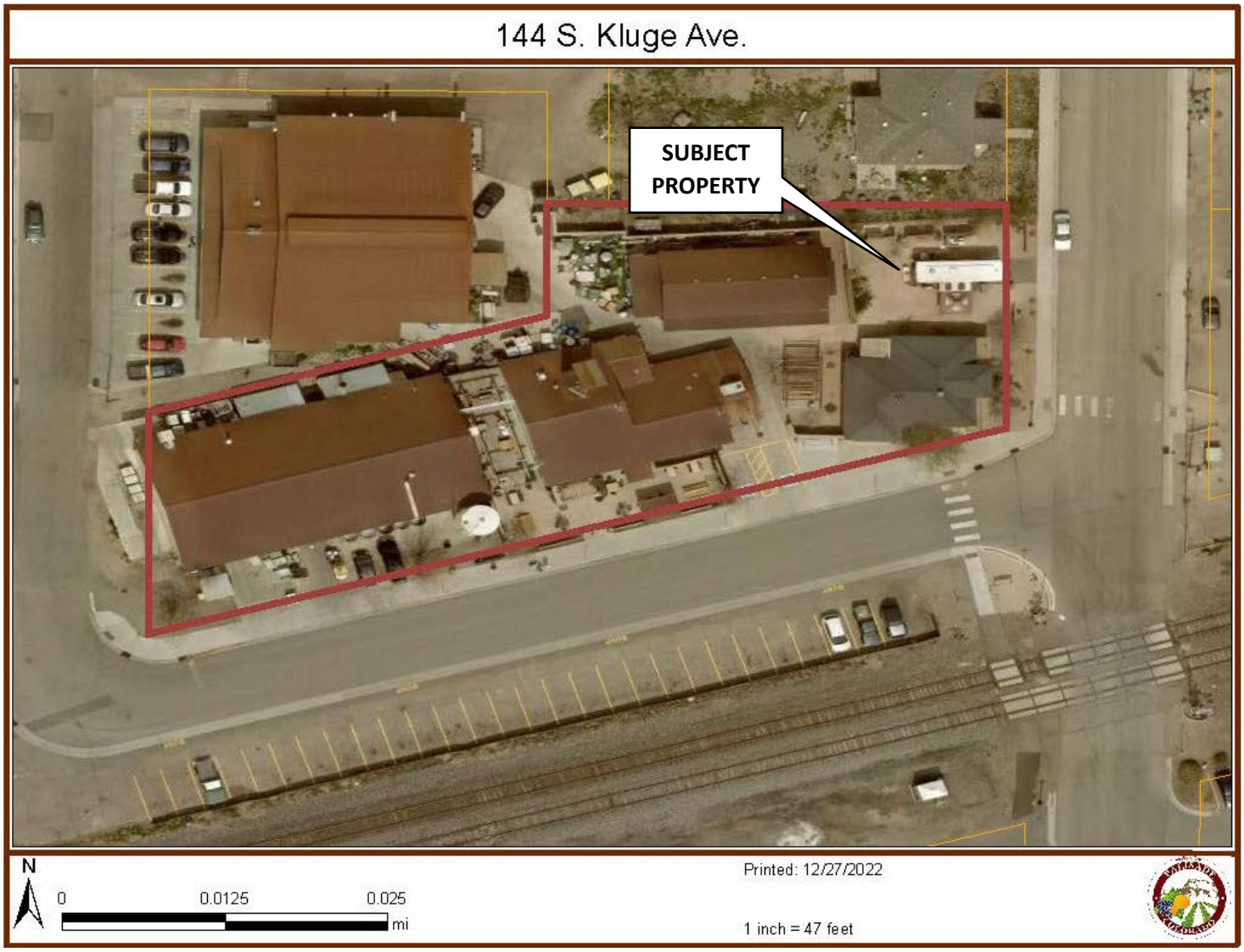
DRAFT

PRO 2023-01, PEACH STREET DISTILLERS AMENDED CONDITIONAL USE PERMIT (CUP) LOCATED AT 144 S KLUGE AVE, PARCEL # 2937-092-041-001

SUMMARY

The Town of Palisade has received a request from the operators of Peach Street Distillers, represented by Miera and Son Construction, and Angry Gnome LLC as the property owner of record, for an amendment to an existing Conditional Use Permit (CUP) to construct an additional permanent kitchen/food service building, including a walk-up counter, on the property located at 144 S. Kluge Ave. (Parcel # 2937-092-41-001).

The Planning Commission is 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 and make a final decision.

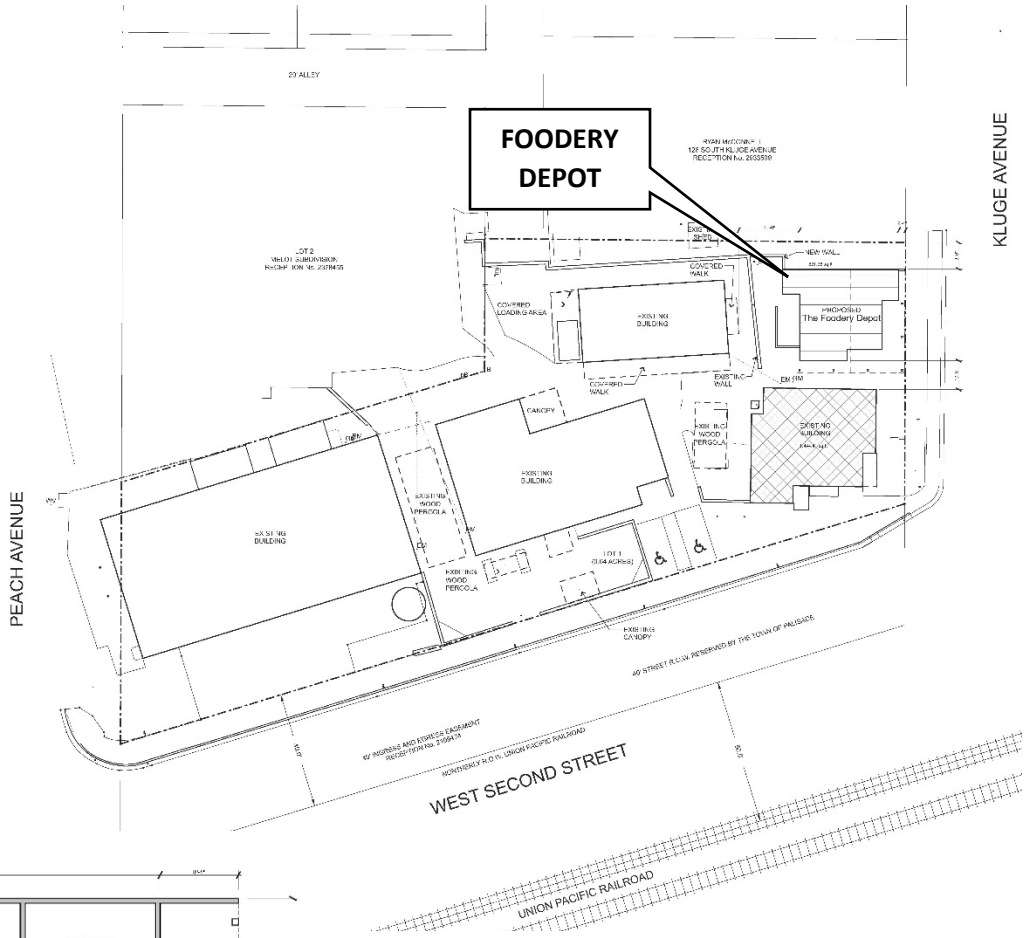


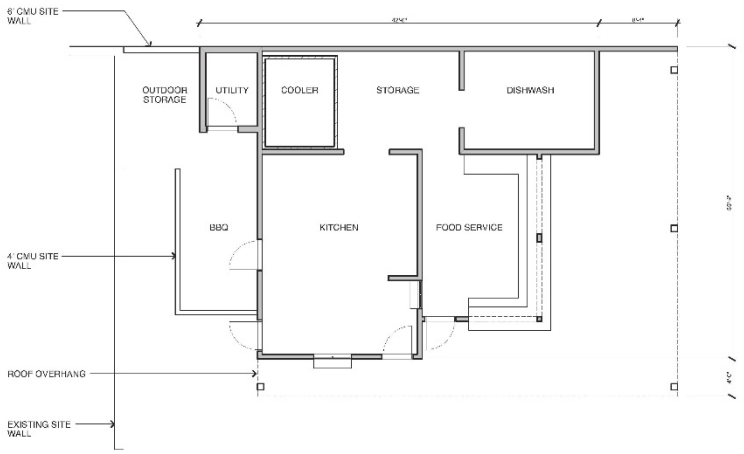
BACKGROUND

The Palisade Land Development Code (LDC) permits a distillery in the Town Center (TC) zone district as a Conditional Use Permit (CUP). Peach Street Distillers was granted a CUP at its current location in January of 2011. This CUP was subsequently amended to allow for expansion into the current four (4) buildings, along with miscellanous other improvements, in January of 2016. A copy of this approval (Reception #2748573) is attached to this report.

In 2019 a minor change was made to the site with the addition of a food truck (located in a converted trolley) at the northeast corner of the property. As part of this addition, a buffer fence was constructed along the north property line. A copy of the plan for this area of the property is attached to this report.

The business would now like to construct a permanent structure to replace the food trolley. Known as "The Foodery Depot" the permanent space will allow the business to provide a much higher level of food service as well as more diverse menu offerings going forward, not to mention a much more comfortable working environment for the staff, according to the submitted letter of intent. The proposed structure is approximately 1085 square foot, not including a proposed roof overhang, and consists of a kitchen and associated food service area, with a proposed walk-up counter facing east towards Kluge Ave. The proposed site plan, floor plan, and elevation drawings are attached to this report.





FLOOR PLAN
1/8" = 1'-0"
1,085 SF

The proposal has been reviewed and comments from review agencies are attached to this report.

While a stand-alone restaurant is a permitted use in the TC zone, this building is part of the overall use of the property as a distillery; in addition, the approved CUP includes a condition that no expansion of the area or use shall occur without the consideration and approval of the Board of Trustees. Therefore, an amendment of the previous approval(s) is required.

LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

CONDITIONAL USE PERMIT

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

While a stand-alone restaurant is a permitted use in the TC zone, this building is part of the overall use of the property as a distillery; in addition, the approved CUP includes a condition that no expansion of the area or use shall occur without the consideration and approval of the Board of Trustees. Therefore, an amendment of the previous approval(s) is required.

As part of the review of this amendment, existing conditions placed upon the use were evaluated. Some of these conditions no longer apply to the use and others are considered routine (such as obtaining a building permit).

Section 4.07.E. Conditional Use Permit Findings of Fact:

NO CONDITIONAL USE PERMIT SHALL BE APPROVED UNLESS THE FOLLOWING FINDINGS ARE MADE CONCERNING THE APPLICATION:

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

The expansion of the use will not materially endanger the public health or safety.

The proposed building will replace the existing food trolley and provide a permanent kitchen for the distillery. As a food service establishment, it will require approval from the Mesa County Health Department of a retail food permit. As new construction, the building will be constructed to current building and fire codes, including industrial pretreatment standards. A modification of premises application for liquor licensing is also required prior to opening. These standards are meant to ensure that the facility will not endanger the public health or safety.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

The expansion of the use conforms to the standards and practices of sound land use planning.

The proposed building will replace the existing food trolley and effectively complete the campus that has evolved over the years. Its location adjacent to Kluge provides an opportunity to access the site from the public parking lot across the street. The addition of features including a walk-up counter, additional bicycle parking and dog friendly space (indicated in the letter of intent) add to the pedestrian and entertainment experience.

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The application will not substantially injure the value of adjoining property or be detrimental to their use.

The abutting property to the north remains a single-family residence. Technically, no buffer is required between uses in the Town Center (TC) and Mixed Use (MU) zone districts. However, mitigation measures proposed over the years were eventually implemented in the form of a buffer fence constructed in 2019. The current proposal would place the building nine (9) feet from the property line, which is permitted as an Administrative Adjustment of the standard ten (10) foot setback. The orientation of the building would utilize the north wall as a form of buffer, creating an internal campus that would retain and extend existing walls to create a buffer from the abutting property, according to the site plan. The proposed plan,

therefore, will not substantially injure the value of the abutting property nor be detrimental to its current and/or future uses.

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

<u>The expansion of the use will not adversely affect the adopted plans of the Town or violate the character of the adjacent properties.</u>

The elevation drawings for the proposed building demonstrate an architectural style consistent with the existing buildings on the distillery campus. The distillery is one of the anchors of the "entertainment district" that has evolved on the north side of downtown along the railroad tracks. Constructing this building to replace the existing food trolley will complete the development of this property without necessitating additional land.

RECOMMENDATION ON THE CONDITIONAL USE PERMIT

The Community Development Department recommends that the Planning Commission, after conducting a Public Hearing, recommend approval of the amendment to an existing Conditional Use Permit (CUP) to construct an additional permanent kitchen/food service building, including a walk-up counter, on the property located at 144 S. Kluge Ave, to the Board of Trustees, finding that the criteria of Section 4.07.E have been met and with the following conditions, which if adopted will replace previous conditions of approval:

1) The applicant shall comply with all licensing and regulations of the Colorado Department of Revenue, Liquor Enforcement Division, and the Mesa County Health Department.

2) The Conditional Use Permit shall only be valid in conjunction with a Business License issued by the Town of Palisade.

3) The Conditional Use Permit shall become null and void if the distillery operations are discontinued for twelve (12) consecutive months.

4) The conditional use permit is based on the uses identified by the submitted site plan, elevation plan (including exterior color), and as stated in the supporting documents submitted with this application. Modification of the conditional use permit shall follow the process established in the Land Development Code.

5) Any improvements (structural, electrical, fire, plumbing and building) associated with this use requires planning clearances and building permits before operations commence.

6) There shall be no outside storage of equipment or waste materials visible from Kluge Avenue, Second Street or Peach Street.

7) No outside lighting shall create glare or visual interference for vehicles along the 2nd Street frontage.

8) Any encroachments into the street rights-of-way or onto adjoining property shall be subject to a use agreement/license with the Town and an easement with the adjoining property owner. Any improvements in the right-of-way are subordinate to the Town's obligations within that right-of-way.

9) The Board may review the CUP at any time if complaints are received and the Board determines that the use and the associated operations are unreasonably impacting adjoining properties. The Board may impose additional conditions to address any adverse impacts. If the Board determines that the impacts have not been adequately addressed, the Board may terminate the Conditional Use Permit.

10) Failure to comply with any and all licenses required by the Town of Palisade and/or the State of Colorado shall result in the CUP becoming null and void upon revocation of licenses. The Conditional Use Permit shall automatically expire if licensing/registration by the Town of Palisade and/or the Colorado Department of Revenue, Liquor Enforcement Division is terminated for any reason.

ATTACHMENTS

Letter of Intent, Site Plan, Floor Plan, Elevations

Prior Approvals, Review comments

To whom it may concern,

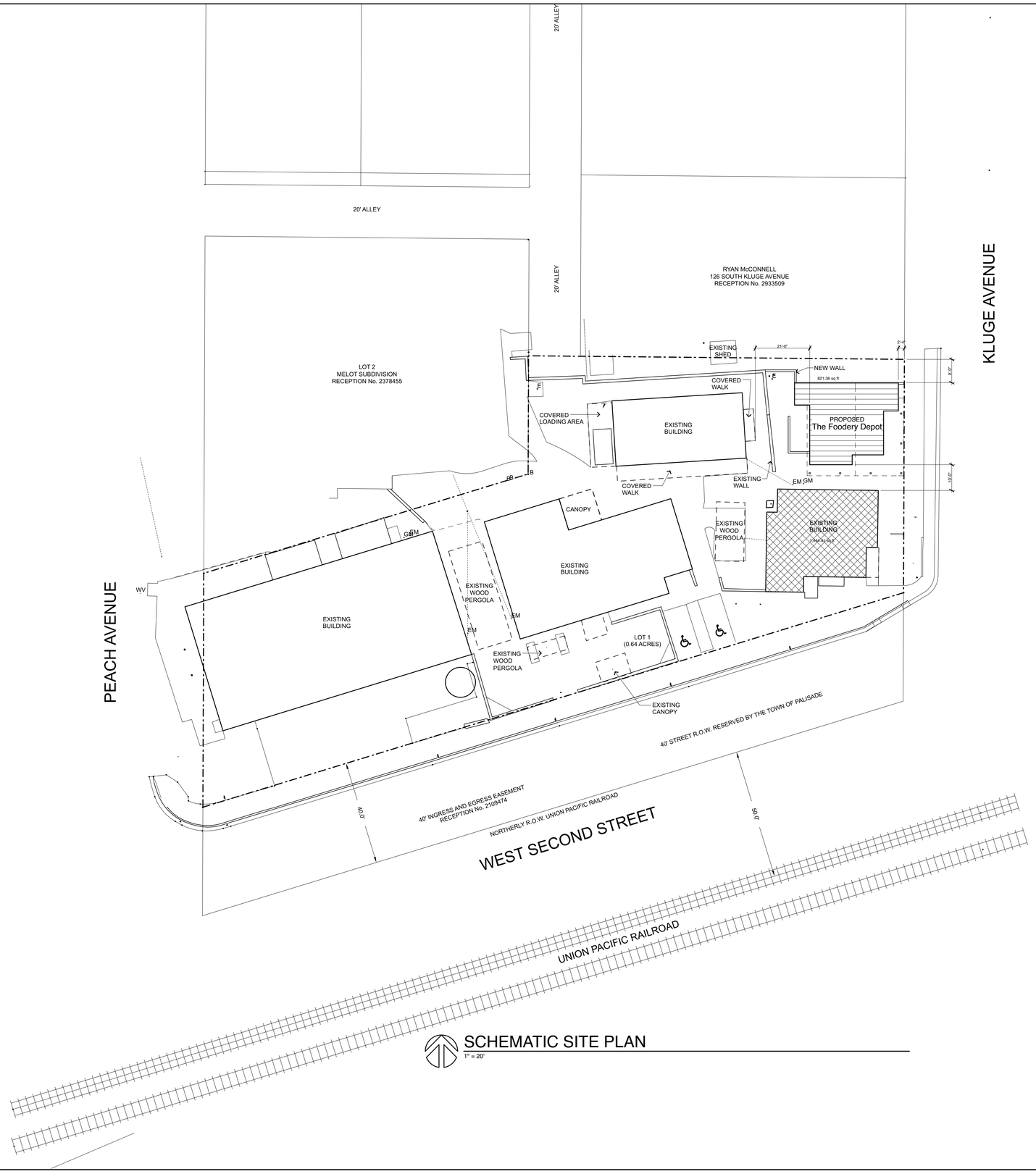
Peach Street Distillers is excited to announce our intention to invest further into our culinary endeavors! Our food trolley, AKA "The Foodery Depot", has been an overwhelming success since its addition to the Peach Street campus in the summer of 2019. During these last three years the Foodery has not only allowed Peach Street to grow our business model to be more inclusive to families and tourism but it has also become a destination spot for delicious scratch made food for everyone in Palisade.

To continue building on this success it's our intention to build a free standing structure in the area where the Foodery trolley sits now. This new permanent space will allow us to provide a much higher level of food service as well as more diverse menu offerings going forward, not to mention a much more comfortable working environment for our staff. Additional food related services such as a walk up to-go counter and possible delivery options are all part of the long term plan.

Two other smaller projects that will be included in this conditional use permit would be a new concrete slab for our dumpsters to sit on. This would make keeping the area around the dumpsters clean much easier than it is now. The second would be adding a gate in front of an employee’s only entrance/exit located on the south side of the main building.

The primary budget for this project is dedicated to Back of the House area and equipment, as such there are only minor changes to the guest areas, however those changes will be noticeable in the form of landscape design and updates to the overall flow of the Peach Street campus. Though no additional seating capacity will be added, there will be layout changes that allow our service model to work much more efficiently during our busiest times. Other secondary pieces of the project include increased bike parking and dog friendly space but they all come back to our overarching goal of creating a more hospitable guest experience.

We're proud to continue to invest in our local community and provide increased access to quality, hand made foods. A huge THANK YOU to the town of Palisade for supporting our initial steps with the Foodery Depot and now for supporting our greater culinary vision, The Kitchen at Peach Street Distillers.



SCHEMATIC SITE PLAN

1" = 20'

Michael E. Oney, Architect LLC
970 254-0260
moneyarch@gmail.com

MIERA & SON CONSTRUCTION
(303) 960-6061
★★★★★

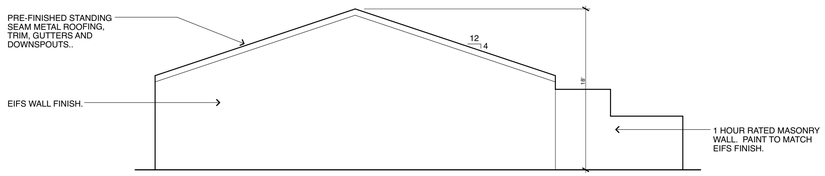
Kitchen Addition
Peach Street Distillers
144 South Kluge Avenue, Bldg. 2
Palisade, Colorado

Schematic Site Plan

Project No.:	2212
Date:	1/2/23
Drawn By:	meo

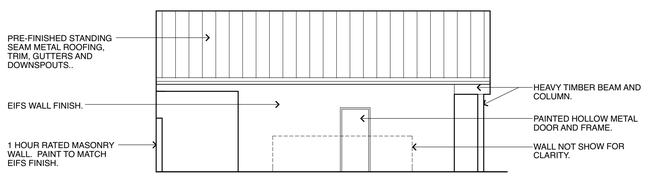
Revisions:

Sheet
1



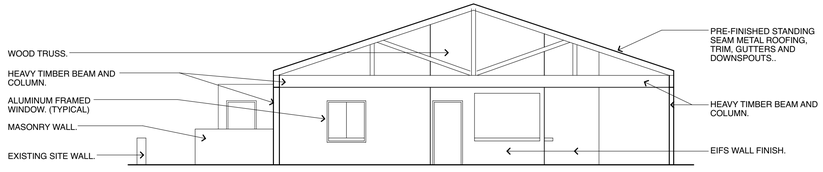
NORTH ELEVATION

1/8" = 1'-0"



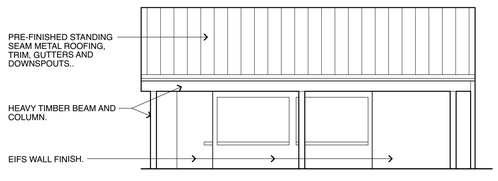
WEST ELEVATION

1/8" = 1'-0"



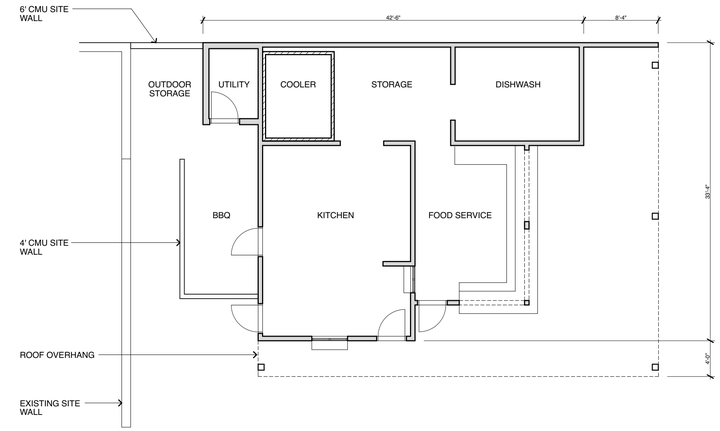
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0" 1,085 SF

Michael E. Oney, Architect LLC
970.254.0266
moneyhill@gmail.com

MIERA & SON CONSTRUCTION
(303) 960-6061

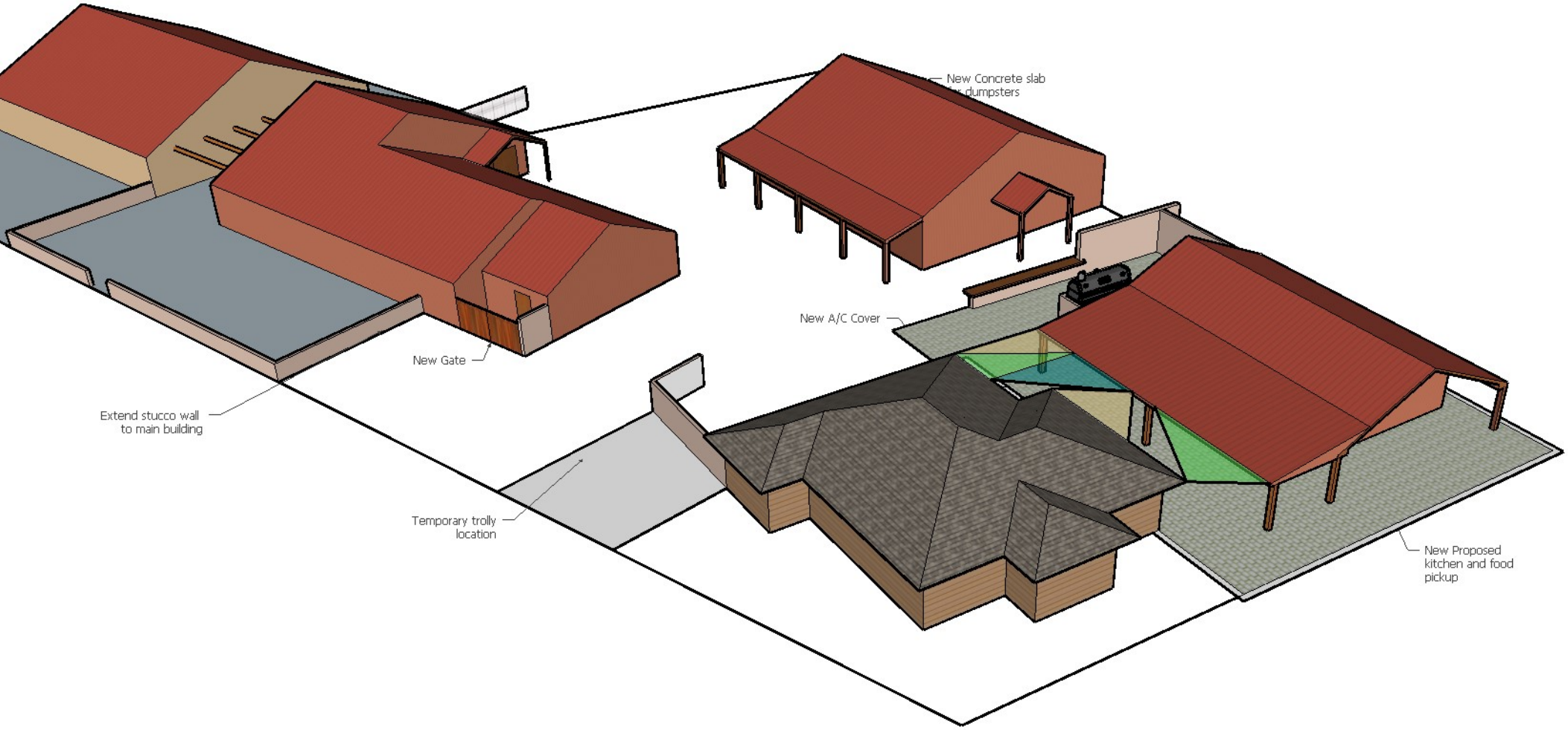
Kitchen Addition
Peach Street Distillers
144 South Kluge Avenue, Bldg. 2
Palisade, Colorado

Preliminary
Floor Plan
Exterior Elevations

Project No.:	2212
Date:	11/4/22
Drawn By:	meo

Revisions:

Sheet
2


New Concrete slab
for dumpsters
New A/C Cover
New Gate
Extend stucco wall
to main building
Temporary trolly
location
New Proposed
kitchen and food
pickup

RECEPTION #: 2748573, BK 5814 PG 381 01/14/2016 at 12:52:35 PM, 1 OF 4, R
$25.00 S $1.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

4 PAGE DOCUMENT

JANUARY 14, 2016
TOWN OF PALISADE

FOR		**BOARD OF TRUSTEES**
Peach Street Distillers	)	
P.O. Box 87	)	**APPROVING**
Palisade, CO 81526	)	CONDTIONAL USE PERMIT - AMENDMENT BUILDING LINE VARIANCES **PARCEL 2937-092-41-001**

An application submitted by Peach Street Distillers and Angry Gnome LLC, requesting an amendment to the Conditional Use Permit to operate a distillery in the Town Center (TC) District at 144 S. Kluge along with variances to the Peach Street building setback and the rear yard building setback were considered in a Public Hearing before the Town's Board of Trustees on January 12, 2016. After considering all pertinent data, and upon finding that the proposal complies with all applicable sections of the Palisade Land Development Code, the Board of Trustees **APPROVED** the Conditional Use Permit Amendment with the variances to the street and rear building lines with the following conditions:

1. The applicant shall comply with all licensing and regulations of the Colorado Department of Revenue, Liquor Enforcement Division and the Mesa County Health Department.

2. The Conditional Use Permit shall only be valid in conjunction with a Business License issued by the Town of Palisade.

3. The Conditional Use Permit shall become null and void if the distillery operations are discontinued for 12 consecutive months.

4. The conditional use permit is based on the uses identified by the submitted site plan, elevation plan (including exterior color), and as stated in the supporting documents submitted with this application. No expansion of the area or use shall occur without the consideration and approval of the Board of Trustees.

5. Any improvements (structural, electrical, fire, plumbing and building) associated with this use requires planning clearances and building permits before operations commence.

6. The containers placed on the site shall incorporate the applicant's proposal (roof structure, and exterior siding) and shall meet all standards typical of on-site construction including permanently anchoring the structures to the ground.

7. The roof addition along the north side of Building 3 may not extend so as to create a drip line on to the adjoining property to the north.

8. There shall be no outside storage of equipment or waste materials visible from Kluge Avenue, Second Street or Peach Street.

9. No outside lighting shall create glare or visual interference for vehicles along the 2nd Street frontage.

10. The fruit crusher and bin dumper adjacent to Building 3 shall be screened by a permanent enclosure similar to a trash dumpster enclosure.

11. Although off-site landscaping is designated in areas currently utilized for parking spaces, the applicant may propose alternative on-site landscaping.

12. Any encroachments into the street rights-of-way or onto adjoining property shall be subject to a use agreement/license with the Town and an easement with the adjoining property owner. Any improvements in the right-of-way are subordinate to the Town's obligations within that right-of-way.

13. The Conditional Use Permit is subject to a 2-year review by the Town Board of Trustees. However the Board may review the CUP at any time, if complaints are received and the Board determines that the use and the associated operations are unreasonably impacting adjoining properties. The Board may impose additional conditions to address any adverse impacts. If the Board determines that the impacts have not been adequately addressed, the Board may terminate the Conditional Use Permit.

14. Failure to comply with any and all licenses required by the Town of Palisade and/or the State of Colorado shall result in the CUP becoming null and void upon revocation of licenses. The Conditional Use Permit shall automatically expire if licensing/registration by the Town of Palisade and/or the Colorado Department of Revenue, Liquor Enforcement Division is terminated for any reason.

15. The Conditional Use Permit is granted to the Peach Street Distillers and based on the 2011 approval may be transferable to any successors, assigns or heirs.

Respectfully,

Ron Quarles, AICP
Community Development Director

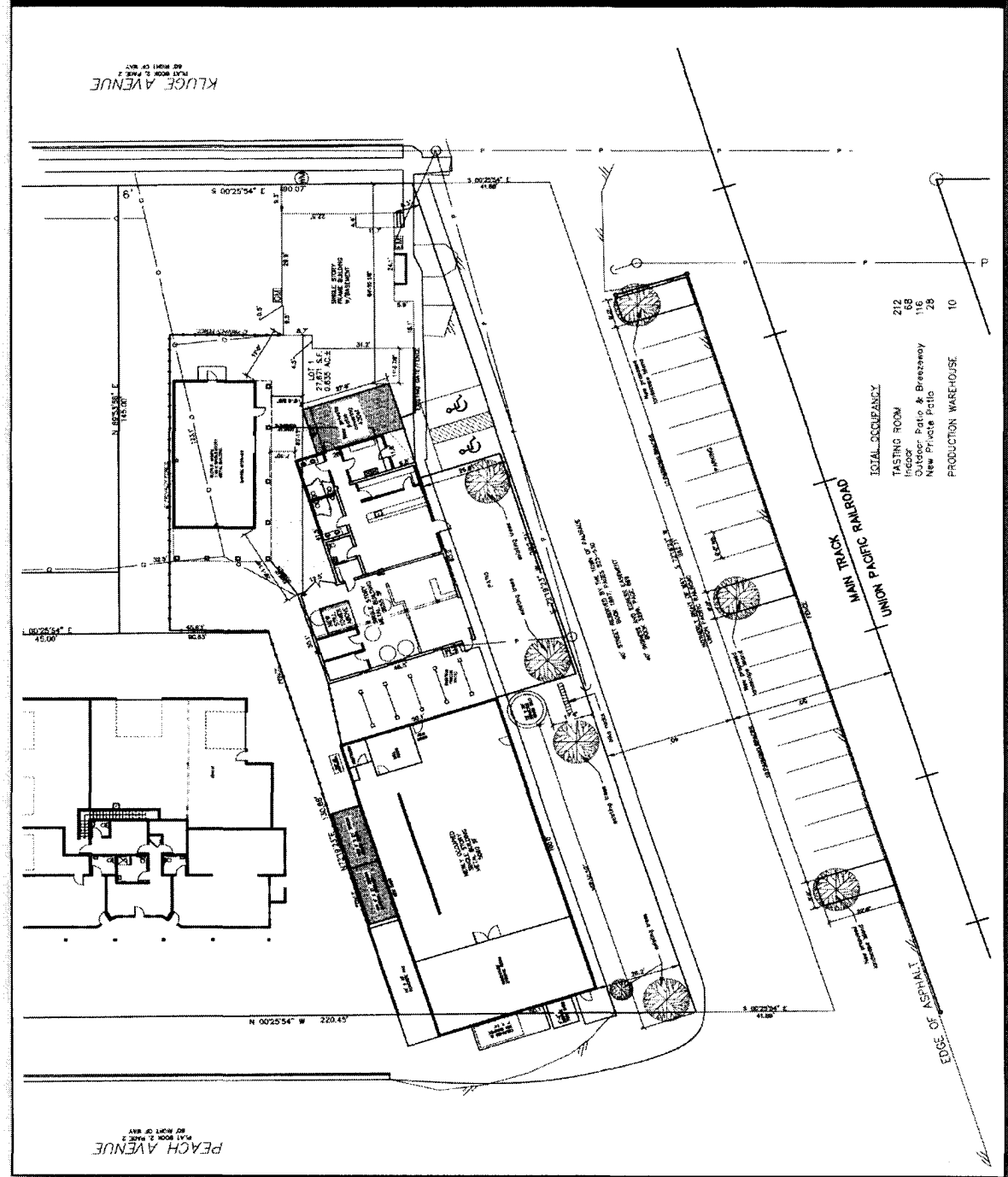
ATTACHMENTS: SITE and ELEVATION PLANS

Attachment

PEACH STREET DISTILLERY
PALISADE, COLORADO

SITE PLAN

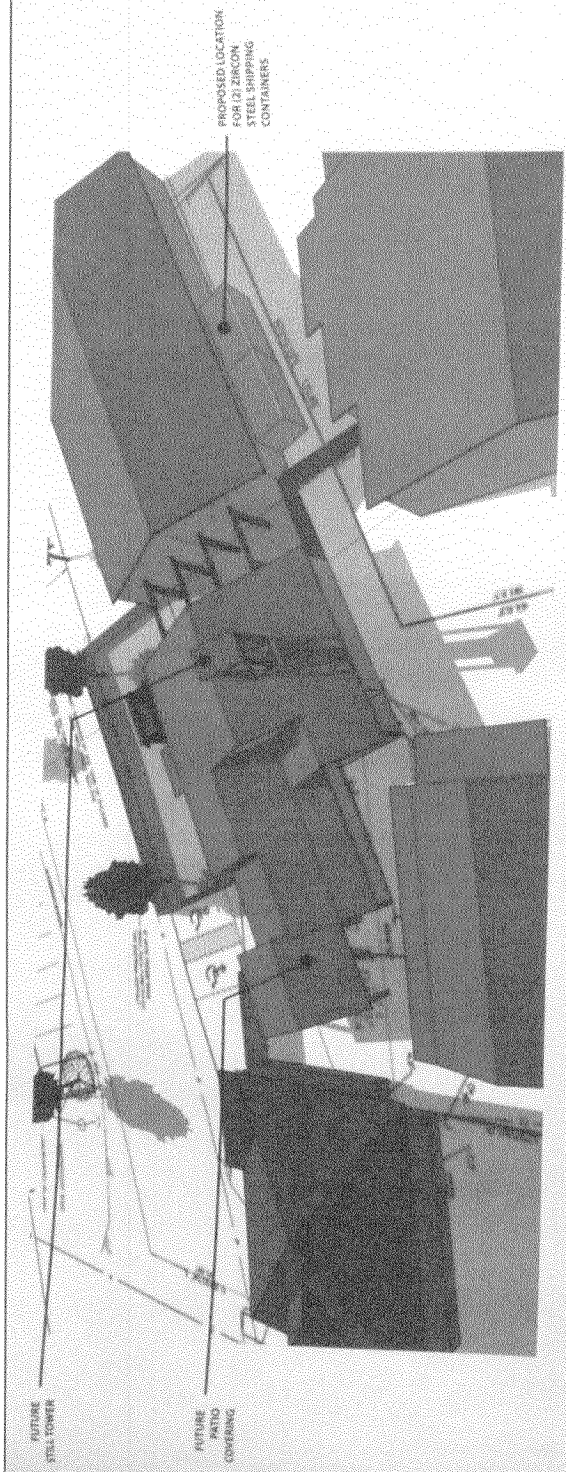
S1.0



Attachment

PEACH STREET DISTILLERY
PALISADE, COLORADO

PROPOSED PROJECTS
S 1.1

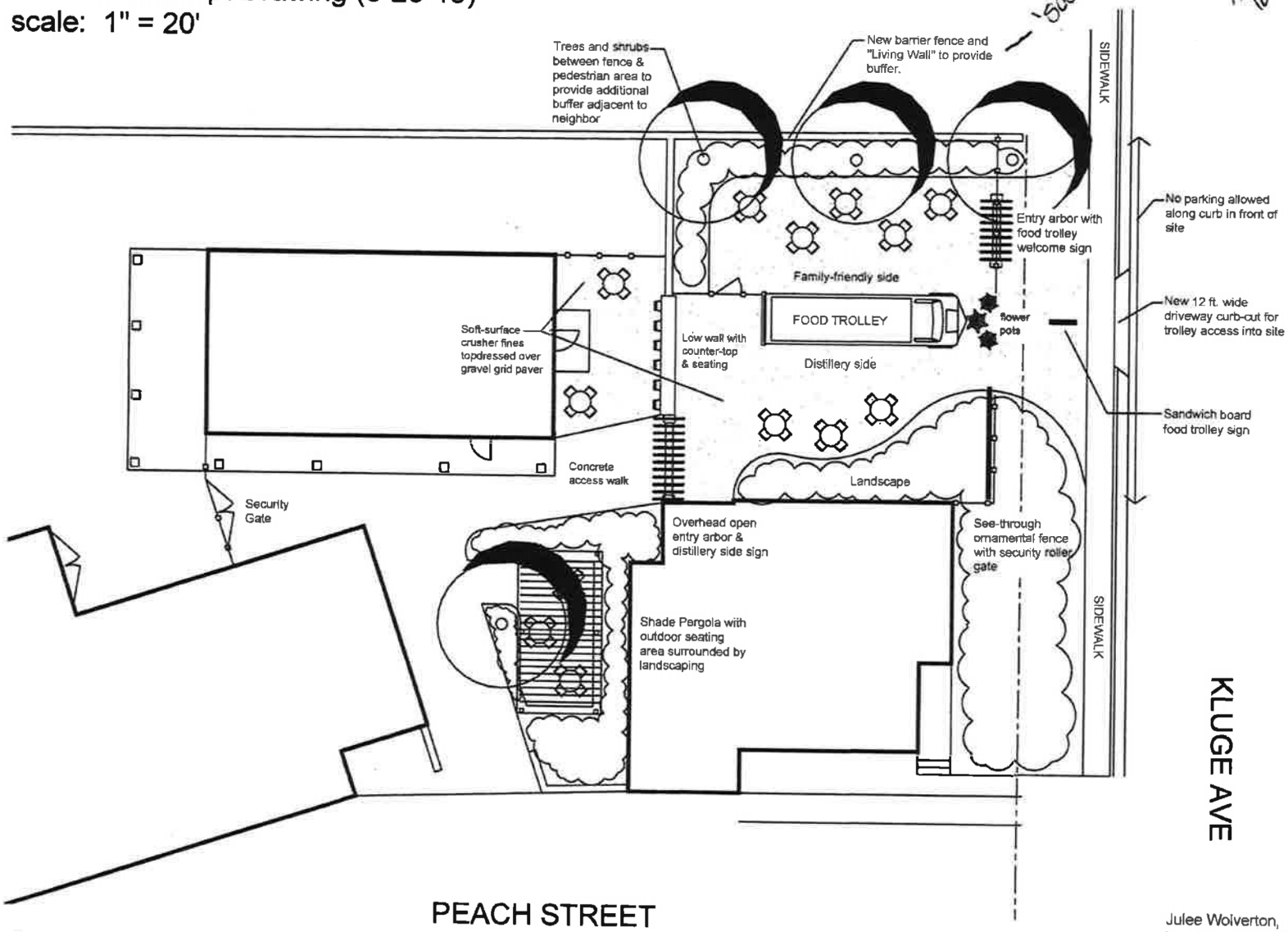


1 REAR AERIAL VIEW
NTS

2 FRONT VIEW
NTS

PEACH STREET DISTILLERY
Revised Concept Drawing (6-20-19)
scale: 1" = 20'

6' FOOT 'SOUND/NOISE' BUFFER FENCE
9A
TOWN OF PALISADE
6/19/2019



Julee Wolverton,
Landscape Architect
julee@juleewolverton.com
(970) 249-9392

TOWN OF PALISADE

REVIEW COMMENTS

PEACH STREET DISTILLERY

CUP AMENDMENT SUBMITTAL

Date: December 13, 2022

Project #: PRO-2023-01

Address: 144 S. Kluge Avenue (Parcel # 2937-092-41-001)

Comments: Round 1

CONTACT INFORMATION

Property Owner: Angry Gnome LLC
PO Box 87
Palisade, CO 81526
dustin@peachstreetdistillers.com

Contractor: Miera and Son Construction
642 Peony Drive
Grand Junction, CO 81507
Brockmiera@gmail.com

Check appropriate box(es) if comments were mailed, emailed, and/or picked up:

	Mailed
X	**Emailed**
	Picked up

TOWN CONTACT INFORMATION

Brian Rusche
Town of Palisade – Community Development Director
175 East 3rd Street, Palisade, CO 81526
(970) 464-5602
brusche@townofpalisade.org

AGENCIES PROVIDED REVIEW PACKETS

Town of Palisade: Brian Rusche, Chuck Balke, Jesse Stanford, Jim Neu, Keli Frasier, Janet Hawkinson, Todd Widegren; *JUB Engineering:* Bret Guillory, *Mesa County:* Darrell Bay, Mesa County Health Department *Palisade Irrigation District:* Dan Crabtree, *Xcel Energy:* Michael Castro *Grand Valley Drainage District:* Sean Godfrey

REVIEW COMMENTS:

BRIAN RUSCHE, COMMUNITY DEVELOPMENT DIRECTOR

Process:

- The current distillery operation is subject to a Conditional Use Permit (PRO-2015-23). Condition #4 states: "No expansion of the area or use shall occur without the consideration and approval of the Board of Trustees." The proposed replacement of a food truck with a new building constitutes an expansion.
- Due to the upcoming holidays and scheduling of key town-led projects, the next available date for the Planning Commission is January 17, 2022. This can be followed immediately the following week with the Board of Trustees on January 24, 2022, depending on the action/recommendation of the Planning Commission. There will be public notification requirements that come prior to this date – contact me for details.
- There are other conditions that date back to the January 12, 2016, approval that may need to be addressed, including #8: "There shall be no outside storage of equipment or waste materials visible from Kluge Avenue, Second Street, or Peach Street. Please be prepared to address any of the previous conditions to ensure that the proposed amendment is consistent, and the site will be maintained going forward.

Site Plan comments:

- The proposed Foodery Depot will require a variance from the rear yard setback in the TC (Town Center) zone district, from ten (10) feet to nine (9) feet. This can be considered an "Administrative Adjustment" as it is 10% of the required setback. Staff supports this variance.
- **The proposed overhang cannot encroach over the east property line without approval of a use agreement/license with the Town (See Condition #12). This can be considered as part of the overall CUP amendment but may become a sticking point as it comes right up to the back of the sidewalk.**
- The site plan does not include the location of the dumpsters, or the proposed gate described in the narrative. Dumpsters must be enclosed with at least a six foot (6') fence or wall per LDC Section 10.04.B. Note: Town Engineer has concerns about drainage where the dumpster enclosure would be located – see comments below.

Fees:

- Transportation Impact Fees for a Sit Down Restaurant is $5150 per 1000 square feet, for a total fee of $5,587.75.
- New water and sewer taps are required – see comments from Town Engineer. A typical one-inch (1") service for a restaurant has a "tap fee" of $9500 for water and $8500 for sewer.

Janet Hawkinson, Town Manager

- Looks good – I just wanted to make sure they had a set back off the sidewalk and it shows [perhaps] 5' off sidewalk?

Todd Widegren, Planner

- I assume that a formal plumbing plan will be forthcoming that will include the location and capacity of a grease trap in anticipation of a pretreatment permit.

APPLICANTS RESPONSE:

JUB ENGINEERING

General Civil Engineering

New water and sewer service taps will be needed for the proposed structure. This includes a new potable water meter on Kluge Ave.

Industrial PreTreatment (IPT) standards will need to be met for the proposed structure.

The ground elevation and grading at the proposed building site will need to be maintained so that storm drainage flows Southwest to existing storm drainage infrastructure.

There are existing storm drainage concerns at the location of the proposed concrete slab for the dumpsters. The slab elevation will need to be compatible with the elevations shown on the Town's proposed alley improvement plans. (See attached plan sheet)

APPLICANTS RESPONSE:

CHUCK BALKE, PALISADE FIRE DEPARTMENT

I have no comments at this time as they will have to submit formal plans as stated. Provided they are able to meet the current requirements of IFC this should not be an issue.

Charles K. Balke
Fire Chief/Paramedic
Palisade Fire Department
341 W. Seventh St.
Palisade, CO. 81526
Office: 970-464-4745
Fax: 970-464-1066
Mobile: 970-261-1113

APPLICANTS RESPONSE:

KELI FRASIER, TOWN CLERK

My comments only pertain to the possibility of liquor licensing. If Peach Street Distillers plans on serving alcohol in the new addition, they will need to submit a modification of premises application to us, as well as to the State of Colorado Department of Revenue, Liquor Licensing Division. There is a fee associated with the State application, and a Public Hearing will be required before the Palisade Board of Trustees. I would be happy to discuss the process with the applicant if requested.

If you have any questions or concerns, please feel free to give me a call or drop me an email.

Keli L. Frasier
Town Clerk, Town of Palisade
175 E 3rd Street
PO Box 128
Palisade, CO 81526
(970) 464-5602 – Office
(970) 464-5609 – Fax

APPLICANTS RESPONSE:

SALLY BORN, MESA COUNTY PUBLIC HEALTH

It sounds like Peach Street will need to modify their existing food truck license or apply for a new retail food permit. With the construction of a new area for food service or storage, a complete plan review application will need to be submitted prior to construction. Plan review applications can be found on our website and submitted via email or in person. There is a $100 application fee with them, and we will review them as quickly as we can.

Let us know if you require anything additional from us. Thanks for looping us in!

APPLICANTS RESPONSE:

DARRELL BAY, MESA COUNTY BUILDING DEPARTMENT

MCBD has no objections to this project.

Due to the proximity to property lines and other structures fire ratings and / or sprinklers may be required.

This is not a plan review or permit approval.

Darrell Bay

Building Official

970-244-1651

APPLICANTS RESPONSE:

MICHAEL CASTRO, XCEL ENERGY

Xcel facilities don't look to be impacted or needing to be relocated. No further comments at this time.

APPLICANTS RESPONSE:

SCOTT GODFREY, GRAND VALLEY DRAINAGE DISTRICT

GVDD has no comment or objections.

APPLICANTS RESPONSE:

From: Fred Miller
To: Brian Rusche
Subject: Re: Peach Street Distillery CUP - REVIEW COMMENTS
Date: Tuesday, December 27, 2022 9:27:23 AM

Brian, as discussed before they will need a Reduced Pressure Backflow Assembly and not sure if this will fall under the criteria for a sewer pre-treatment grease trap. Bret Guillory is heading that program up.

Get Outlook for iOS

From: Brian Rusche <brusche@townofpalisade.org>
Sent: Thursday, December 22, 2022 10:19:59 AM
To: Fred Miller <fmiller@townofpalisade.org>
Subject: FW: Peach Street Distillery CUP - REVIEW COMMENTS

Brian Rusche
Community Development Director
Town of Palisade, CO
970-464-5602
brusche@townofpalisade.org

From: Brian Rusche
Sent: Tuesday, December 13, 2022 1:16 PM
To: Brock Miera <brockmiera@gmail.com>
Cc: Dustin Lemoine <dustin@peachstreetdistillers.com>
Subject: Peach Street Distillery CUP - REVIEW COMMENTS

Gentlemen,

Attached please find the review comments for this project.

I would appreciate it if you could review them and provide a response within the text so that I know you have received/reviewed them.

As far as schedule, it appears that the project will be ready for the Planning Commission meeting on January 17th. Please let me know if that date works for you. The Board of Trustees would then be able to review on January 24th. If you would prefer to attend either of these meetings via Zoom, please let me know and we can arrange that as well. The Board of Trustees has the final authority, so that meeting would be best to attend in person.

If you have any questions, please let me know. I will be around during the holidays, except for scheduled closures on 12/23, 12/26, and 1/2/2023.

Sincerely,

Brian Rusche
Community Development Director
Town of Palisade, CO
970-464-5602
brusche@townofpalisade.org

January 13, 2023

RE: 144 S Kluge Ave – Parcel # 2937-092-41-001

Dear Planning Commission,

We received a certified letter regarding the proposed changes at the above address, commonly known as Peach Street Distillers. We enjoy this establishment and have shared it with many out-of-town and out-of-state guests.

We think adding a kitchen would be beneficial on many levels, but we were dismayed to see that the property owner Angry Gnome LLC is listed as "Delinquent" in the Colorado Secretary of State Business Database. The entity was listed as "non-complient" numerous times. The last entry is 05/31/2018.

We hope this status is rectified and maintained going forward.

Sincerely,

Concerned Property Owners

Town of Palisade

2022 Game Plan

January 17, 2023, Project Status Summary

Project Summary:

The Palisade Comprehensive Plan (the "Game Plan") is a planning document providing a framework for future land-use decisions in Palisade to ensure the vision developed through community engagement is created. The Game Plan allows the community to collaborate on Palisade's future. Once adopted, the Game Plan will supersede the 2007 Palisade Comprehensive Plan (the "2007 Plan").

Summary of Completed Tasks to Date:

Below is the list of tasks completed since **December 6, 2022,** when the last Project Status Summary was provided. The table also identifies what section of the project proposal the task relates to.

Task Description	Task Number in the Project Management Strategy
1. Posted the Week 28 community question on the website.	Task 1.5: Community Engagement
2. Developed a presentation for the December 6, 2022, Steering Committee meeting.	Task 1.3 Steering Committee
3. Revised Chapters 1 through 5 as requested by the Steering Committee and Town staff.	Task 3.1: Public Draft
4. Posted revised Chapters 1 through 5 on the community engagement website.	Task 3.1: Public Draft
5. Presented at the December 6, 2022, Steering Committee meeting.	Task 1.3 Steering Committee
6. Posted the Week 29 community question on the website.	Task 1.5: Community Engagement
7. Reviewed comments from the community engagement website.	Task 3.1: Public Draft
8. Posted the Week 30 community question on the website.	Task 1.5: Community Engagement
9. Provided the Acknowledgements Page on Wednesday, December 21, 2022, and the Town staff provided comments back on December 22, 2022.	Task 3.1: Public Draft
10. Delivered Chapter 6 for the Town staff to review, and the Town staff provided comments on December 22, 2022.	Task 3.1: Public Draft
11. Edited maps based on Town staff comments.	Task 3.1: Public Draft
12. Edited Chapter 6 based on Town staff comments.	Task 3.1: Public Draft

13. Updated the community engagement website to have the maps as a separate tab and page for easier navigation.	Task 1.5: Community Engagement
14. Posted the Week 31 community question on the website.	Task 1.5: Community Engagement
15. Posted the Week 33 community question on the website.	Task 1.5: Community Engagement
16. Delivered the final draft to Brian by January 6, 2023.	Task 3.1: Public Draft
17. Delivered the Community Engagement Report on January 11, 2023.	Task 1.5: Community Engagement
18. Posted the Week 34 community question on the website, which is the last community question of the week.	Task 1.5: Community Engagement

Summary of Completed Community Engagement to Date:

The Game Plan website continued to be updated with the community question of the week. However, January 11, 2023, was the last day for the posting of a community question. Interaction on the Game Plan website continues to slow down as the project approaches the adoption phase.

The text of the Game Plan was posted to the community engagement website on December 9, 2022, and the maps were posted on December 22, 2022. Everyone who supplied an email during the community engagement process received multiple notifications that the community engagement website was accepting comments. The community engagement website has received a total of 10 comments on the final draft and maps. Comments were accepted until January 15, 2023.