



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
January 25, 2022**

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 pm by Mayor Greg Mikolai with Trustees present: Jamie Sommerville, Susan L'Hommedieu, Ellen Turner, Bill Carlson, and Mayor Pro-Tem Thea Chase. Trustee Nicole Maxwell was absent. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, and Community Development (CD) Director Brian Rusche.

AGENDA ADOPTION

Motion #1 by Trustee Turner, seconded by Trustee Sommerville, to approve the agenda as amended to remove item C of New Business "Resolution 2022-01 – Setting Ballot Language."

A voice vote was requested
Motion carried unanimously

PRESENTATIONS

Sing Up the Sun! and the Handmade Parade

Alice Dussart gave a brief presentation on the various events planned for Sing Up the Sun! and the Handmade Parade.

State of Palisade High School Address

Presented by Dan Bollinger, PHS Principal, and David Miller, President of the PHS Community Advisory Council.

PUBLIC COMMENT

None was offered.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed her Manager's Report and explained the timeline for various projects being undertaken by the Town.

Town Manager Hawkinson explained that the Colorado Department of Transportation (CDOT) is accepting applications for a \$2 Million multimodal grant for street/sidewalk improvements and asked the Board for permission to apply. ***The consensus of the Board is to move forward with applying for the CDOT multimodal grant.***

She went on to advise the Board of Trustees that the Fire Department is looking into three possible grants:

1. "Assistance to Firefighters" through FEMA for 20 new self-contained breathing apparatuses (SCBAs). The total project cost would be \$394,729.00 with a Palisade match of \$15,822.00. This grant would be in conjunction with Clifton Fire Department (whose match would be \$20,000.00).
2. "Emergency Trauma and Medical Services" through the Colorado Department of Public Health and Environment to purchase two power load gurney systems in our ambulances. The total project cost would be \$98,000.00 with a Palisade match of \$49,000.00.
3. A Mesa County EMS Council grant for new AED's for the Police and Fire Departments. The total project cost would be \$8,000.00 with a Palisade match of \$4,000.00.

After a brief discussion, *the consensus of the Board is to move forward with applying for all three grants.*

Lastly, Town Manager Hawkinson asked the Board if they would like to have a work session or a Board Retreat in February. *The consensus of the Board is to have a Board Retreat on February 12, 2022, 10:00 am – 1:00 pm, with Steve Shultz as the moderator. No work session will be planned for February 15, 2022.*

CONSENT AGENDA

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board members may ask that an item be removed from the Consent Agenda for individual consideration.

- **Expenditures**
Approval of Bills from Various Town Funds – January 6, 2022 – January 21, 2022
- **Minutes**
 - Minutes from the January 11, 2022, Regular Board Meeting

Motion #2 by Trustee Sommerville, seconded by Trustee Turner, to approve the consent agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu

No:

Absent: Trustee Maxwell

Motion Carried.

PUBLIC HEARING I

Ordinance 2022-06: PRO 2022-1 – Winding River Mobile Home Park - Rezone Property at 317 W. Eighth Street to Planned Unit Development (PUD)

Mayor Mikolai opened the public hearing at 6:34 pm.

CD Director Rusche reviewed his staff report citing the findings of fact and staff recommendations.

The property is an existing mobile home park zoned CB (Commercial Business), and the request is to consider a Planned Unit Development (PUD) to rearrange the layout and increase the number of units within the park, now known as Winding River.

The applicant has submitted a proposal to keep 16 of the existing units, relocate five units to different spaces within the park, and add 17 new manufactured homes for a total of 38 dwelling units within the same land area. To accommodate these new units, which will replace several abandoned and deteriorating units that currently exist, the applicant is requesting deviations from the current dimensional standards, which were established well after the annexation and development of this park. The specific requests are incorporated into the rezone request to designate the property as a Planned Development.

The owner anticipates infrastructure improvements will be necessary to accommodate the proposed layout of the park. An initial review of this plan has been done by JUB engineers as well as the Palisade Fire Department, among others. An additional fire hydrant, as well as other potential infrastructure upgrades, will be the next step through an administrative site plan review if the proposed plan is approved.

Approval Criteria:

No planned development may be approved by the Town Board unless all of the following criteria are satisfied:

1. Consistency with the adopted plans of the Town;
2. General conformance with the Town's adopted comprehensive plan;
The Comprehensive Plan – Future Land Use Map (2007) designates the property as a mobile home park, while the existing zoning of CB (Commercial Business) does not include a manufactured home park as a permitted use.
3. Suitability of the subject property for uses permitted by the current versus the proposed district;
The proposed Planned Development would have a single-use (manufactured home park) with specific standards due to the unique design of this existing park.
4. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;
There is a demand for affordable housing in Palisade in a form that allows more flexibility than traditional single-family development. The proposed upgrades to a number of the units, as well as the overall layout and functionality of the park, have long been a goal of the Town, and the proposed investment is welcome.
5. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;
Winding River is ideally situated adjacent to Taylor Elementary, and improvements are coming soon to the adjacent Highway 6 frontage that will provide a better pedestrian environment and access to the rest of the Town north of the highway.

Typically, new development dedicates additional open space or pays a fee-in-lieu of. The existing mobile home park does not have any formal open space or recreational amenities of its own, nor is there much room to incorporate, but it is adjacent to the Town-owned parcel that connects to Taylor Elementary.

Staff has discussed, and the owner is prepared to commit funds that could be used on this parcel to offset the typical fees for open space.

The utilities within the park are shared among the units, with meters and connections to the Town mains located along the highway. There is sufficient capacity to increase the number of units, and the owners will prepare more detailed plans for how to connect these units to the system.

6. It has been determined that the legal purposes for which zoning exists are not contravened; *The legal purposes for which zoning exists are not contravened by this request.*
7. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and *The proposed improvements to the existing mobile home park, along with the improvements made by the Town on Highway 6, will improve the public welfare and provide business to neighboring commercial properties. Investing in the provision of affordable housing satisfies a public need.*
8. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public. *The public would benefit from the investment in this property and from the improved housing choices in Palisade.*

The Planning Commission conducted a Public Hearing on this request on January 18, 2022, and recommended approval of this request to the Board of Trustees.

Applicant Andy Glinsky, Senior Vice President of Stonetown Capital, gave a presentation that will be a permanent attachment to these minutes.

Mayor Mikolai opened the hearing to public comment.

Jeff Snook 424 W 8th Street, Palisade, expressed his support of the project and of improving the looks of Palisade properties.

Mayor Mikolai opened the hearing to Board comments.

Trustee L'Hommedieu asked the applicant how many residences were currently occupied and if they would be displaced with the proposed renovations? The applicant responded that there is 28 current residents and that they will not be displaced with this process.

Trustee Somerville felt like his biggest concern would be the displacement of people and gentrification but loved the idea of improving the look of the area.

Mayor Mikolai appreciated the willingness of the applicant to work with the Town to create a facade that will go along with the multimodal project that will be happening along the highway.

Trustee Turner expressed her enthusiasm for affordable housing in Palisade.

Mayor Pro-Tem Chase agreed that the proposal is wonderful for our community, but is uneasy about the PUD zoning, as the Town has not historically used it that often. She questioned if the Town's zoning needed to be reviewed in order to allow affordable housing in more areas.

Trustee Carlson inquired about onsite management, and the applicant stated that the manager would be off-site but close within the valley.

Mr. Glinsky closed by reiterating that they want to make the property inviting and provide affordable housing in Palisade.

Motion #3 by Trustee Somerville, seconded by Trustee Turner to approve Ordinance 2022-06 entitled "An Ordinance of the Town of Palisade, Colorado, Amending the Zone District Map of the Town by Zoning Certain Property Known as 317 W. 8th Street (Mesa County Parcel No. 2941-031-04-015) From Commercial Business (CB) to Planned Development (PD) Zone District."

A roll call vote was requested.

Yes: Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu, Mayor Mikolai

No:

Absent: Trustee Maxwell

Motion carried.

Mayor Mikolai closed the public hearing at 7:18 pm.

PUBLIC HEARING II

Ordinance 2022-07: PRO 2022-3 – 702 37 1/10 Road Rezone - Rezone Property at 702 37 1/10 Road to Mixed Use (MU)

Mayor Mikolai opened the public hearing at 7:18 pm.

CD Director Rusche gave a brief presentation outlining the findings of fact and staff recommendations.

The property is currently zoned Low-Density Residential (LDR), and the request is for Mixed-Use (MU) zoning, with the intent of establishing a food truck court on the south half of the property.

Approval Criteria:

No rezoning may be approved by the Town Board unless all of the following criteria are satisfied:

1. Consistency with the adopted plans and policies of the Town;
The Comprehensive Plan – Future Land Use Map (2007) designates the property as low-density residential, which reflected its use at the time the plan was developed. It did not consider the fact that only three (3) residences exist along this stretch of 37 1/10 Road and that the adjacent property, consisting of nearly 20 acres, is zoned CB (Commercial Business).

The Mixed-Use (MU) zone district was established to facilitate adaptive reuse and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district; only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of

such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts.

While the owner is not seeking to reuse the existing residence, as it remains a viable dwelling, there is unused property adjacent to the residence. This property is not suitable for another residence, as it is directly on the corner of the access road, nor is it the desire to demolish the existing residence and redevelop the entire property. The proposed food truck court could represent an interim use, with minimal investment necessary, until additional infrastructure is constructed (specifically sewer), likely when the adjacent parcel of 20 acres is developed. As noted, the MU zone district may be used as a transitional district between the remaining residences on 37 1/10 Road and the adjacent highway and undeveloped property, which has previously been considered for mixed-use as well.

2. Suitability of the subject property for uses permitted by the current versus the proposed district; *The property owner desires to use about a quarter (1/4) of an acre of unused property as a food truck court. There are currently no standards within the Land Development Code for a food truck court; however, restaurants are a permitted use within the Mixed Use (MU) Zone. The MU zone would not preclude an additional residence, while the current zoning would limit future use to just residential.*

The applicant has provided a concept drawing that shows how food trucks, along with associated parking for cars and bikes, would fit within upon the quarter-acre portion of the lot.

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town; *Food trucks have become popular in Palisade and throughout the Grand Valley in recent years. They provide a variety of cuisine and are an asset during the many events hosted in Palisade. They offer an opportunity to invest in a business without as much overhead as a typical restaurant and allows the business to "follow the crowds" due to their mobile nature. The proposed location of a food truck court just off Highway 6 (and across the street from a winery) provides additional opportunities, particularly to tourists, to dine in Palisade. There has been a cultural change that warrants consideration of the proposed rezone as an action that would advance the welfare of the Town.*
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use; *Unlike a residential use, a commercial use does not impact school enrollment or parks and recreation facilities. The site is accessible by 37 1/10 Road but is set back some distance from Highway 6, with no direct access available. There is the existing frontage road adjacent to the property on the south. The property is served by an existing Town water tap but is not connected to the sanitary sewer. However, the proposed use would not require public utilities, except electricity, as food trucks are self-contained units. Future development of the property may require improvements to public facilities, but the proposed zone change would still be necessary to justify investment at a higher level than currently exists.*
5. It has been determined that the legal purposes for which zoning exists are not contravened; *The legal purposes for which zoning exists are not contravened by this request.*

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and
While there is another residence to the north, the existing residence would remain as a buffer, and there is no development to the east. The property is a corner lot, visible from Highway 6, making it a good location for future commercial use. The intent behind a food truck court is a low impact, potentially temporary use of the property, as no significant infrastructure is proposed. Future development of the adjacent property may change the demand for this parcel, in which case the proposed zoning would allow a range of uses, subject to further review.
7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
The public would benefit from the increase in sales taxes generated by a food truck court, as well as the benefit of additional food options for residents and visitors alike.

The Planning Commission conducted a Public Hearing on this request on January 18, 2022, and recommended approval of this request to the Board of Trustees.

Applicants Karina and Nate Parenteau gave a brief description of their plan for the property at 702 37 1/10 Road if the zoning request is approved.

Mayor Mikolai opened the hearing to public comment.

Kacey Atchison 3940 Rapid Creek Road, stated that, as a traffic engineer, he feels the proposed use will draw mostly local traffic and not much more.

Jeff Snook 424 W 8th Street, the owner of Spoke and Vine Motel and of a restaurant downtown, feels that a food truck court is a great idea and doesn't see traffic becoming a problem.

Mayor Mikolai opened the hearing to Board comment.

Mayor Pro-Tem Chase asked the applicant about the lease structure they plan on implementing. Mrs. Parenteau responded that they would like to have stationary trucks, but more than likely, the trucks will be on a rotating schedule.

Trustee Turner asked who would be managing the site? The applicant stated she will because she lives right down the road from the proposed food truck court. Trustee Turner went on to inquire about traffic and parking, and the applicant doesn't feel it will be a concern.

Trustee L'Hommedieu inquired about the level of concern the applicants feel with Palisade High School students walking to their business. Mrs. Parenteau stated she would love it if they came to visit.

Motion #4 by Trustee Somerville, seconded by Trustee Turner to approve Ordinance 2022-07 entitled "An Ordinance of the Town of Palisade, Colorado, Amending the Zone District Map of the Town by Zoning Certain Property Known as 702 37 1/10 Road (Mesa County Parcel No. 2937-084-00-078) From Low-Density Residential (LDR) to Mixed Use (MU) Zone District."

A roll call vote was requested.

Yes: Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Mayor Mikolai, Trustee Turner

No:

Absent: Trustee Maxwell

Motion carried.

Mayor Mikolai closed the public hearing at 7:51 pm.

NEW BUSINESS

Authorize the Mayor to sign a Lease Agreement with Community Hospital

Town Manager Hawkinson reviewed her staff report and requested authorization for the Mayor to sign the proposed lease agreement with Community Hospital.

Motion #5 by Trustee Somerville, seconded by Trustee Turner, to authorize staff to finalize the lease pursuant to the terms and to authorize the Mayor to sign said lease agreement with Community Hospital.

A roll call vote was requested.

Yes: Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Mayor Mikolai, Trustee Turner, Trustee Somerville,

No:

Absent: Trustee Maxwell

Motion carried.

Resolution 2022-02 - Grant the Town Manager and Mayor signing authority for the USDA Grant application to connect the Town of Palisade Sewer to Clifton Sanitation District

Town Manager Hawkinson reviewed her staff report and requested authorization for her and the Mayor to sign documents for an application to the USDA for a grant to connect to Clifton Sanitation District.

The Board had a short discussion about the timeline and process for connecting to Clifton Sanitation District.

Motion #6 by Trustee L’ Hommedieu, seconded by Trustee Carlson to grant the Mayor and Town Manager signing authority for all application documents for a USDA grant to connect the Town of Palisade to Clifton Sanitation.

A roll call vote was requested.

Yes: Trustee Carlson, Trustee L’Hommedieu, Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase

No:

Absent: Trustee Maxwell

Motion carried.

Resolution 2022-01 – Setting Ballot Language

Removed from the agenda.

OPEN DISCUSSION

Trustee Carlson inquired about the Town collecting sales tax from vendors at special events. Mayor Mikolai and Town Manager Hawkinson stated that staff would give a report on the possibilities at a future Board meeting.

COMMITTEE REPORTS

Board members briefly explained the various meetings they had recently attended.

ADJOURNMENT

Motion #7 by Trustee Somerville, seconded by Mayor Pro-Tem Chase to adjourn the meeting at 8:13 pm.

A voice vote was requested.
Motion carried unanimously.

X 

Greg Mikolai
Mayor

X 

Keli Frasier
Town Clerk



Winding River Mobile Home Park PUD Application



About Stonetown Capital Group & Cairn Communities

- Founded in 2010. Based in Denver, CO.
- Currently control over 18,847 manufactured home and RV pads in 112 communities in eleven states (TX, OK, IL, NM, AL, CO, NC, MS, AK, IN & TN).
- 253 employees including 46 at Stonetown Capital & 207 at Cairn Communities, our wholly owned property management company.

The Western Slope

- Stonetown purchased 4 properties on Western Slope in late 2019
- Communities are located in Montrose, Fruita, Delta and Palisade.
- We have spent the last two years making significant improvements at our Montrose, Fruita and Delta communities now our attention is turning to Palisade.
- In conjunction with the Town of Palisade's 8th Street Project, we are planning on improving this community in 2022.



Improving Our Communities is Our Main Focus

Capital Projects Completed Since 2019

- Removed abandoned homes
- Installed over 30 new homes
- Refreshed entrance in Montrose
- Updated signage
- Removed dead and dangerous trees
- Patched and repaired streets
- Installed new mailbox kiosks
- Added new playgrounds



Improving Our Communities is Our Main Focus



Before



After



Before



After

Improving Our Communities is Our Main Focus



Before



After



Before



After (In Process)

Improving Our Communities is Our Main Focus



Active Management

- Enforced Rules & Regulations
- Encouraged tenants to care about their community
- Worked with the City of Montrose to force tenants to clean up yards
- Ensured that park-owned vacant lots are clean as an example to tenants
- Received multiple referrals from happy, current residents

Positive Feedback From Local Officials (Heidi Trimble - Montrose Police Department)

Good afternoon,

I want to pass along my gratitude for all the amazing work that has been done with your park at 67250 Locust Rd. The park is unrecognizable from what it was in 2019. Lorena is by far the easiest property manager that I have worked with. She is a proactive, pleasant and thorough manager which I hope becomes contagious.

I first spoke with Lorena at the beginning of 2020. She was positive from the beginning with great ambitions to accomplish at the park. We all know that 2020 was a train wreck, yet even with all the obstacles of the year so much has improved: abandoned trailers removed, residents' spaces cleaned up, junk and excess vehicles removed, trailers repaired and touched up, new signs, new playground, fence repair and several new trailers which are already occupied and have remained tidy after becoming occupied and much much more.

I have been working with other departments in the City trouble shooting the common issues in the trailer parks throughout the City of Montrose over the past two years. I have been so impressed with the improvements at Mountain View that I spotlighted the park in my slides to the departments to prove that coordinating with motivated Manager(s)/Park owner(s) is the recipe for a successful recovery of degraded parks.

I have attached a link to access the slides from my presentation so that you may also be aware and understand that your hard work has not gone unnoticed.

I'm looking forward to continuing to work with you.
Cheers,

Current State of the Palisade MH Community

Abandoned Mobile Homes / Buildings

- There are currently 4 vacant homes that are in a state of disrepair.



Failing Sewer Line

- The community has a sewer line that has required numerous repairs in the past two years.

Current State of the Palisade MH Community

Aged Asphalt Roads

- There are significant potholes, cracking and water pooling.



Overgrown Trees

- Dead and overgrown trees that are impacting some houses.

Current State of the Palisade MH Community

Vacant Lots

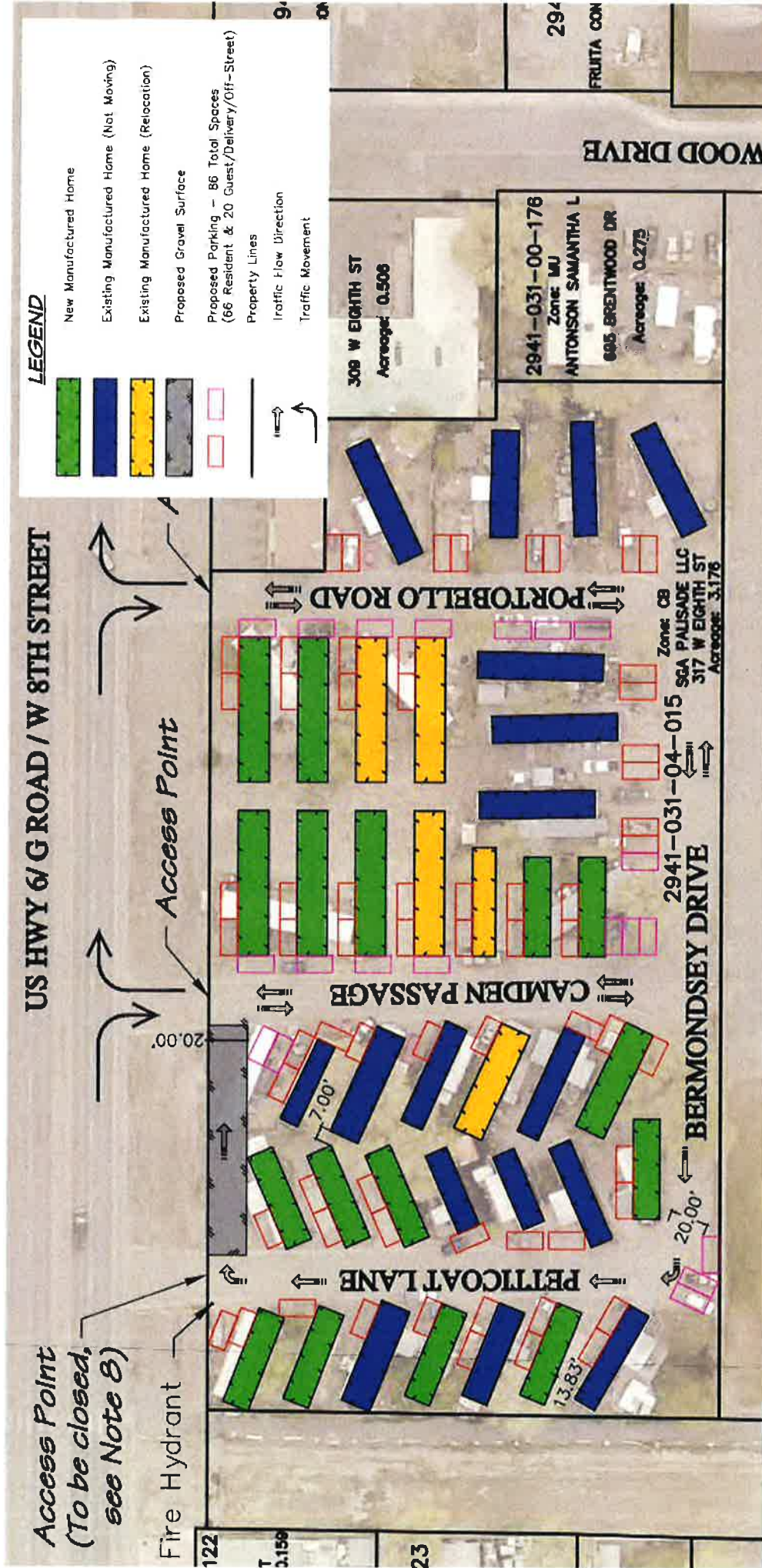
- There are numerous vacant lots in the community where homes were once present
- Under the current zoning and setback requirements, we are unable to fill vacancies due to size constraints
- These have the potential to be filled with new homes and provide an affordable housing solution for Palisade



Closing 8th Street Entrance

- As part of the 8th street expansion and revitalization, CDOT will be permanently closing the community entrance to Petticoat lane
- This presents our residents and the fire department with an access issue

Winding River PUD



PUD Highlights

- Increase density from 34 to 38 lots
- Maintain grandfathered property line setbacks
- Create one way road on Petticoat Lane
- Add fire lane along 8th street
- Fee in lieu of open space to improve walkway to Taylor Elementary
- Add designated parking spaces

Proposed Improvements

New Homes

- Remove vacant and dilapidated homes
- Install brand new, modern homes in conjunction with an updated site plan
- Relocate some existing homes to improve space efficiency
- Offer multiple floor plans
- Designate two parking spaces for every home in the community
- Promote home ownership vs. short term rentals



Proposed Improvements

Landscaping, Fence & Signage

- Update frontage along 8th Street with new signage, landscaping and fence
- In the community, limb trees & revitalize landscaping with an emphasis on xeriscaping
- Utilizing the fee in lieu to landscape the walkway to Taylor Elementary



Proposed Improvements

Road Improvements & Parking

- Repave roads and address drainage issues
- Designated parking spots for each home
- Build fire road due to closed entrance



Mailboxes

- Relocate current mailboxes to a new location in the community
- Install new mailboxes with a covered canopy



In Summary

- Dilapidated homes will be removed and replaced
- New homes will be brought into the community
- Other improvements will further enhance the 8th street corridor redevelopment
 - These include fencing, signage, road repairs, landscaping, utility repairs
- Most importantly, this will create much needed affordable housing in Palisade