



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES**

August 12, 2025

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: Nicole Maxwell, Stan Harbaugh, Jeff Snook, Rick Fox, Sarah Matchett, and Mayor Pro-Tem Jamie Somerville. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Public Works Director Brian Flenniken, Planner Todd Widegren, and Fire Chief Charles Balke.

AGENDA ADOPTION

Motion #1 by Mayor Pro-Tem Somerville, seconded by Trustee Harbaugh, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson announced that the pre-bid meeting for the construction of the sewer transfer project is scheduled for Wednesday, August 13, 2025.

Fire Chief Charles Balked updated the Board on the surrounding active wildfires, as well as the Palisade Fire Department's roles in nationwide fire events.

Town Manager Hawkinson asked if the Board was interested in purchasing a new *Town Grouch* sign using funds from the way-finding sign budget.

The consensus of the Board is to purchase a new Town Grouch sign using funds from the way-finding sign budget.

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 – July 9, 2025 – July 29, 2025.

- **Minutes**

Minutes from the July 22, 2025, Regular Board of Trustees Meeting.

- **One Riverfront Appointment**

Tom Freimann to replace Alyssa Jones (resigned)

Motion #2 by Mayor Pro-Tem Sommerville, seconded by Trustee Maxwell, to approve the consent agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Mayor Pro-Tem Somerville, Trustee Maxwell, Trustee Harbaugh, Trustee Matchett, Trustee Snook, Trustee Fox

No:

Absent:

Motion carried.

PUBLIC HEARING I

Kestrel Landing Subdivision: Concept Plan Review

Mayor Mikolai opened the hearing at 6:14 pm.

Town Manager Hawkinson reviewed the concept plan, the process of the Board of Trustees' review of the proposed plans, and introduced the applicant's representatives, Keith Ehlers and Glen Foster.

Keith Ehlers, representing the applicant, went over the details of the concept included in the staff report and packet.

Mayor Mikolai opened the hearing to public comment.

Isabel and Laurie Ehrich of Palisade both summarized letters they sent to the Board of Trustees prior to the meeting. These letters will be a permanent attachment to these Minutes.

Matt Payne of Palisade expressed his support of adding to Palisade's housing stock, but requested that basements be considered to increase potential occupancy while maintaining the viewshed. Mr. Payne also expressed concerns over vehicle access from Shiraz.

Mayor Mikolai opened the hearing to Board discussion.

The Board of Trustees and Mr. Ehlers discussed the concept plan at length, including the following topics:

- The Planning Commission's recommendation for a traffic study
- Potential congested traffic on Shiraz with the addition of nine new homes
- Traffic access to and from the Highway off Shiraz
- Current and future zoning of the property
- Front and rear setbacks
- The potential for consolidated parking instead of individual driveways
- Pedestrian walkability
- Xeriscaping the lawns to help ease the burden on the existing irrigation lines
- The possibility of rear alley access instead of front driveways

The applicant declined the opportunity to make a closing statement.

The Board of Trustees offered the following feedback for the applicant:

- The townhomes add to the diversity of the housing stock needed in the town
- The developer needs to provide a traffic study before subdivision review.

Mayor Mikolai closed the public hearing at 7:17 pm.

NEW BUSINESS

Peach Street Paving Bids

Public Works Director Brian Flenniken reviewed the process of micro-surfacing and the sole-source bid from Blackstone Pavement Preservation.

Motion #3 by Mayor Pro-Tem Somerville, seconded by Trustee Harbaugh, to approve directing the Town Manager to enter into an agreement with Blackstone Pavement Preservation for Peach Avenue improvements for a total amount not to exceed \$87,303.70.

A roll call vote was requested.

Yes: Mayor Pro-Tem Somerville, Trustee Maxwell, Trustee Harbaugh, Trustee Matchett, Trustee Snook, Trustee Fox, Mayor Mikolai

No:

Absent:

Motion carried.

PUBLIC COMMENT

None were offered.

COMMITTEE REPORTS

Trustee Snook summarized the most recent Tourism Advisory Board meeting; Mayor Pro-Tem Somerville gave a brief update on the Palisade Chamber of Commerce and their upcoming Peach Fest events, and Mayor Mikolai updated the Board on the latest meeting with the Grand Valley Regional Transportation Committee (GVRTC).

ADJOURNMENT

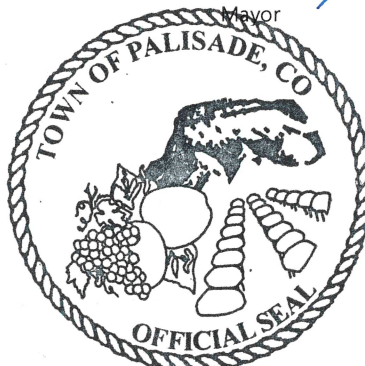
Motion #5 by Mayor Pro-Tem Somerville, seconded by Trustee Matchett, to adjourn the meeting at 7:37 pm.

A voice vote was requested.

Motion carried unanimously.

X 
Keli L. Frasier, CMC
Town Clerk

X 
Greg Mikolai
Mayor



[External]Opposition to Proposed Subdivision – Kestrel Landing Townhomes (3701 G Road)

From Isabel Ehrich

Date Sun 2025-08-10 1:55 PM

To Board of Trustees <boardoftrustees@townofpalisade.org>

Dear Mayor and Members of the Board of Trustees,

I am writing as a homeowner and resident of Shiraz Drive to express my strong opposition to the proposed Kestrel Landing Townhome Subdivision at 3701 G Road. This development raises several critical concerns about traffic safety, infrastructure strain—especially irrigation—and the long-term implications for our neighborhood and the Town of Palisade as a whole.

My connection to this area is deep-rooted. My family has owned property on Shiraz Drive since 2012, and I recently purchased a home here after years of waiting and working toward that goal. I chose Palisade—and this street specifically—because of its family-friendly environment and proximity to schools. That sense of community and livability is already being undermined by recent development, and this proposed project threatens to make things worse.

Shiraz Drive: A Street Under Strain

The connection of Shiraz Drive to the Cresthaven development has significantly changed the nature of our street. What was once a quiet, safe neighborhood road is now a heavily trafficked cut-through with increased speed and volume. This has created a dangerous environment for families, especially children who can no longer safely ride bikes or play outside without constant risk. Adding nine more townhomes—with driveways directly onto Shiraz—will only escalate an already unsafe situation.

Compounding Irrigation Issues

Residents on Shiraz Drive have already been facing ongoing irrigation issues as a result of the Cresthaven development. This new proposal would add further strain on the system without any clear mitigation or solutions. Water management is a vital concern in our community, especially where agricultural land and residential development intersect. The Kestrel Landing plan appears to gloss over these realities with generic assurances about stormwater detention and infrastructure. These impacts are not theoretical. They are real, and we are living with them now.

G Road Gridlock and Market Expansion

Traffic congestion on G Road continues to worsen—particularly during peak times and throughout the summer and fall. The schematic for the upcoming market development across the street from the proposed subdivision shows parking for 20 to 30 vehicles, if not more. This will add significant traffic flow to an already overburdened corridor. During certain times of day and year, it is already nearly impossible to safely cross G Road, and traffic regularly backs up all the way to the curve south on Shiraz.

Adding a multi-unit residential development in the same area, with no planned upgrades to traffic infrastructure or pedestrian safety, is both shortsighted and hazardous. The cumulative effect of Cresthaven, the market development, and now Kestrel Landing will push this part of town beyond its capacity.

No Benefit to the Existing Community

The Kestrel Landing proposal offers no public benefits—no park space or bike paths, no traffic or irrigation improvements. What it does offer is more cars, more congestion, more pressure on failing

systems, and less of what makes Palisade a place people work hard to live in. As someone who did exactly that—worked, waited, and invested in a home here—I cannot stay silent while this neighborhood is slowly chipped away for short-term gain.

Incompatible with Palisade's Agricultural Character

This type of suburban-style, high-density residential development detracts from the very character that makes Palisade unique—our strong agricultural roots and identity as a small town built around fruit growing, farming, and community-driven tourism. By carving out a slice of land adjacent to Talon Winery for non-agricultural residential use, we are undermining the integrity of our land use planning and the viability of neighboring agricultural operations. Encroachment like this sets a dangerous precedent, where short-term development pressure slowly chips away at the rural, working landscape Palisade is known for and depends on economically.

Conclusion

I respectfully ask that the Board of Trustees reject this proposal and protect the integrity, safety, and sustainability of our neighborhood. As a resident of Shiraz Drive, I urge you to consider the lived experiences of those of us already affected by recent development. We are already dealing with increased traffic, safety concerns, and irrigation issues. The proposed Kestrel Landing Subdivision will make all of these problems worse—while offering no clear benefit to the community.

Thank you for your thoughtful consideration and continued service to our town.

Sincerely,

Isabel Ehrich
830 Shiraz Drive
Palisade, CO 81526

August 8, 2025

Palisade Board of Trustees
Town of Palisade
341 W. 7th Street
Palisade, CO 81526

RE: Objection to Proposed Kestrel Landing 9-Unit Development – Infrastructure, Safety, and Community Preservation Concerns

Dear Board of Trustees:

I am writing to formally object to the proposed Kestrel Landing townhouse development (9 units, three triplex buildings) at 3701 G Road. While I understand the Town's interest in promoting development, this project raises significant infrastructure, safety, and land-use concerns.

1. Irrigation Water Limitations

It is my understanding this area already operates at capacity during peak agricultural months. Additional residential demand, even if minimal per unit, will put further strain on a limited irrigation system. Palisade's agricultural heritage—and the viability of current water users—must take priority. No plan has been provided to ensure new demand will not harm existing water allocations.

2. Unsafe Traffic and Parking Impacts on Shiraz Drive

Shiraz Drive is already experiencing increased traffic from the Cresthaven development and the new market business under construction will add more traffic, not just cars but delivery vehicles. The new market area shows parking for 30+ vehicles all entering and exiting via Shiraz Dr. The problem is compounded by existing residents' parked cars along Shiraz Drive. Note the majority of households have more than two cars with multiple drivers per household, and the "extras" are parked on Shiraz Dr. The proposed development would place *all* driveways directly onto Shiraz Drive, adding more turning conflicts and further limiting sight lines. This will elevate accident risks—particularly for children, walkers, and bicyclists traveling along this route.

In addition, there is the added disruption from construction likely blocking the roadway as there is limited space for materials and equipment to be stored on the proposed job site.

3. Lack of Consideration for Cumulative Impacts

When combined with other nearby projects, the traffic load on Shiraz Drive will likely exceed its intended design capacity. No mitigation measures—such as crosswalks, traffic calming, no parking signs, or alternative access points—are proposed.

4. Preserving Palisade's Agricultural Character

Rather than adding more high-density residential construction in Palisade, I encourage the Town *to consider innovative community-benefiting alternatives*. For example, the Talon land could become a *cooperative agricultural project in partnership with Palisade High School* to expand

agricultural education and support programs like Future Farmers of America. This would preserve our agricultural base, provide hands-on learning opportunities, and maintain the open, rural character that defines Palisade.

Requested Actions

I respectfully request:

- Recommend against approval of the Kestrel Landing Townhome Concept Plan.
- Require a full traffic impact and parking safety study accounting for existing and planned developments.
- Require an irrigation capacity review before any new proposal is approved.
- Explore agricultural and educational uses for this land that align with Palisade's long-term vision and values.

What was once our safe haven, a quiet residential neighborhood surrounded by vineyards and orchards is being ruined with no consideration for the existing, long-term residents nor the landscape of Palisade.

Thank you for your consideration of these concerns and for your dedication to balancing growth with safety, infrastructure limits, and the preservation of our community's identity.

Sincerely,

Laurie Ehrich
839 Shiraz Drive
Palisade CO 81526