



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
February 4, 2025**

A work session of the Planning Commission for the Town of Palisade was opened at 6:00 pm to discuss accessory structures and uses along with short-term vacation rental regulations. Present were Chair Amy Gekas, Vice-Chair Ed Seymour, Commissioners LisaMarie Pinder, Don Bosch, David Hull, Alex Sparks, and Brandon Burke. Community Development Director Devan Aziz was also in attendance.

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:59 pm by Chair Amy Gekas. Present were Vice-Chair Ed Seymour, Commissioners LisaMarie Pinder, Don Bosch, David Hull, Alex Sparks, and Brandon Burke. A quorum was declared. Also in attendance were Community Development Director Devan Aziz, Special Event Coordinator Rebecca Loucks, and Parks Maintenance and Projects Manager Dennis Lytle.

AGENDA ADOPTION

Motion #1 by Commissioner Sparks, seconded by Vice-Chair Seymour, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Commissioner Bosch, seconded by Commissioner Hull, to postpone the approval of the Minutes of February 4, 2025, to review amendments to reflect public comment given by JoAnn Rasmussen and Tammy Craig regarding STVR's, correction of a spelling error on Commissioner Bosch's name, and the correct name for the closing of the second public hearing to reflect Chair Gekas.

A voice vote was requested.
Motion carried unanimously.

TOWN MANAGER REPORT

Community Development Director Devan Aziz reviewed the current and ongoing projects led by the Town of Palisade.

PUBLIC HEARING I

Variance for Accessory Structure (Garage) Height at 398 West First Street

Chair Gekas opened the hearing at 7:05 pm

Community Development Director Aziz gave a brief presentation to inform the Commissioners that the Board of Trustees tabled this agenda item to the February 25, 2025, regular Board of Trustees meeting for accessory structure (garage) height at 398 West First Street.

Motion #3 by Vice-Chair Seymour, seconded by Commissioner Burke, to continue this agenda item to the February 18, 2025, Planning Commission meeting for accessory structure (garage) height at 398 West First Street.

A voice vote was requested.
Motion carried unanimously.

Chair Gekas closed the hearing at 7:06 pm.

NEW BUSINESS

CXT Restroom Renovation – Riverbend Park

Parks and Maintenance Manager Dennis Lytle gave a brief presentation and led Commission discussion on proposed renovation plans for the public CXT restroom facility in Riverbend Park. The session focused on design elements that reflect local heritage while ensuring practical maintenance and durability.

Chair Gekas opened the discussion for public comment.

Matt Payne of Palisade, CO, expressed support for getting the High School involved in the artwork.

Greg Tenet of Palisade, CO, also supported getting the High School involved.

The consensus of the Commission is to paint the back exterior wall and one interior wall with the desire to have the High School engage in the artwork for the facility to have the project completed by the 2025 festival season.

Review of Schedule for LDC Update

Community Development Director Aziz gave a brief presentation to the Commission regarding the updated Land Development Code schedule dates, which are set to be completed by June 2025.

The consensus of the Commission is to have staff look into future vacancies and how they may affect voting on the items. Community Development Director Aziz assured the Commission he would get clarity on the matter. The Commission thanked Community Development Director Aziz for all his hard work in updating the schedule.

PUBLIC COMMENT

JoAnn Rasmussen of Palisade, CO, Sarah Owens of Palisade, CO, and Greg Tenet of Palisade, CO, all expressed concerns about the possible new short-term rental regulations.

Matt Payne, Palisade, CO, voiced concerns and suggestions regarding keeping the view shed for the Town and concerns about affordable housing for employees.

Carisa Authier of Palisade, CO, expressed her support for the cap and diversity with STVRs.

Jody Corey of Palisade, CO, expressed support for STVRs with concerns regarding new possible fees.

Rondo Bechleler of Palisade, CO, expressed concerns about the new LDC and STR regulations.

ADJOURNMENT

Motion #4 by Commissioner Bosch, seconded by Commissioner Burke, to adjourn the meeting at 7:41 pm.

A voice vote was requested.
Motion carried unanimously.

X *Keli Frasier*

Keli Frasier, CMC
Town Clerk

X *Amy Gekas*

Amy Gekas
Planning Commission Chair

