



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
July 15, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners LisaMarie Pinder, David Hull, Alex Sparks, Ed Seymour, and Vice Chair Brandon Burke. Commissioner Brett Zahrte was absent. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development Director Devan Aziz, and Special Event Coordinator Rebecca Loucks.

AGENDA ADOPTION

Motion #1 by Vice-Chair Burke, seconded by Commissioner Hull, to approve the agenda as amended to add *Palisade Art Vision Sculpture Review and Recommendations* to NEW BUSINESS.

A voice vote was requested.

Motion carried unanimously.

CONTINUED BUSINESS

Non-Residential Districts Section 5.04

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding proposed amendments to development standards for downtown and commercial areas to implement the walkable, bikeable community vision from Palisade's 2022 Comprehensive Plan. Building heights in these districts have been addressed with protecting the viewshed in mind.

Chair Gekas opened the item to public comment.

Matt Payne, Palisade, CO; commented that residents who walk a lot would benefit from a thoroughfare along irrigation ditches.

Rondo Buecheler, Mesa, CO; encouraged the Commission to look at bike paths and come up with a plan on how to get people through town on bikes and on foot.

Ellen Wilson, Palisade, CO; requested that the Commission explore using alleyways to enhance walkability.

Jay Miller, Palisade, CO; looked at examples of Town plans and is questioning where new developments are planned to go. He'd like to keep Palisade walkable and not overcrowded.

Members of the Commission and Community Development Director Aziz discussed the following items and concerns:

- The possibility of utilizing irrigation canal roads as thoroughfares for pedestrians and bicyclists
- Additional parking throughout Town
- Underground Parking
- Landscaping and facadism

Direction from the Commission is to continue adapting the land development code to focus more on building form. The Commission likes the idea of activating streets and being flexible to development while maintaining town character. Pedestrian infrastructure and parking requirements were emphasized as being critical to this text amendment.

NEW BUSINESS

Palisade Art Vision Sculpture Review and Recommendations

Community Development Director Aziz explained that PAV will be selecting new artwork for the downtown area and requested that the Planning Commission recommend pieces for the selection committee.

Direction from the Commission is to recommend the selection of the following art pieces:

PEDESTAL: Dragonfly and Marble Woman
SIDEWALK: Peaceful Warriors and Storm Chaser
WHEELCHAIR RAMP: City Frog and Screechy

PUBLIC COMMENT

Jasmine Cook of Palisade, CO, read and passed out a letter to the Commission regarding mobile food vendor regulations.

ADJOURNMENT

Motion #2 by Vice-Chair Burke, seconded by Commissioner Hull, to adjourn the meeting at 7:07 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

