



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
October 1, 2024**

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, Dave Hull, Brandon Burke, Don Bosch, and Vice-Chair Ed Seymour. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz, and Town Clerk Keli Frasier.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Commissioner Boash, to approve the agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Burke, seconded by Vice-Chair Seymour, to approve the minutes of the Palisade Planning Commission from September 3, 2024.

A voice vote was requested.  
Motion carried unanimously.

Commissioner Bosch abstained, stating he was absent from the September 3, 2024 meeting.

**TOWN MANAGER REPORT**

Town Manager Janet Hawkinson reviewed current and ongoing projects led by the Town of Palisade.

**NEW BUSINESS**

**Review of Lot Requirements**

Community Development Director Aziz gave a brief presentation and led Commission discussion on the current form of regulating lot sizes and potential alternatives.

*The consensus of the Commission is to continue the discussion at a future meeting and to ensure they try to balance town growth and preserve the town's character.*

**Review of Additional Dwelling Units (ADU) for Residential and Non-Residential Zones**

Community Development Director Aziz gave a brief presentation and led Commission discussion on current ADU requirements and standards and potential alternatives.

*The consensus of the Commission is to bring this item back for additional consideration and discussion. Key topics for staff to bring back for discussion were ADUs in LI zoning, increased parking requirements and independent utilities for ADUs, and the concept of allowing two bedrooms in an ADU development.*

**Parking Requirements Review: Embracing HB24-1304**

Community Development Director Aziz gave a brief presentation and led Commission discussion on HB24-1304 and how Palisade can meet the requirements.

*The consensus of the Commission is to comply with minimum requirements but not go beyond them and to delay implementation until we're required to act.*

**Evaluation of Zero-Lot Line and Alley Load Housing**

Community Development Director Aziz gave a brief presentation and led Commission discussion on current requirements and standards and potential alternatives.

*The consensus of the Commission is to continue the discussion about 5-10 ft lot lines from alleyways.*

**PUBLIC COMMENT**

Jan Miller of Palisade requested the Commission to consider odd-shaped and small lot sizes when making decisions on setbacks.

**ADJOURNMENT**

*Motion #3* by Commissioner Hull, seconded by Commissioner Burke, to adjourn the meeting at 7:31 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

