



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
October 15, 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, Brandon Burke, Don Bosch, and Alex Sparks. Commissioner Dave Hull and Vice-Chair Ed Seymour were absent. A quorum was declared. Also in attendance were Community Development Director Devan Aziz, GIS Coordinator Todd Widegren, and Town Clerk Keli Frasier.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Bosch, seconded by Commissioner Burke, to approve the agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Burke, seconded by Commissioner Bosch, to approve the minutes of the Palisade Planning Commission from October 1, 2024.

A voice vote was requested.  
Motion carried unanimously.

**TOWN MANAGER REPORT**

Community Development Director Devan Aziz reviewed the current utility street patch project and announced that the Town is awaiting a bid for pothole repairs.

**STAFF REPORT**

GIS Coordinator Todd Widegren spoke about confronting address non-conformity within Town limits, and the future of address changes.

**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 for staff to create a map that includes current density, and how reduced lot sizes would affect in-fill.*

**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 an Ordinance back for review that includes capping ADU's at 900 sq ft or 50% of principal dwelling (whichever is less), one parking space required, and allowable in all zones except Light Industrial.*

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

Community Development Director Aziz gave a brief presentation and led Commission discussion on zero-lot lines and alley-load housing.

*The consensus of the Commission is for staff to bring back an Ordinance for review implementing a 5-foot setback requirement for alley-loaded structures.*

**PUBLIC COMMENT**

None were offered.

**ADJOURNMENT**

Motion #3 by Commissioner Bosch, seconded by Commissioner Burke, to adjourn the meeting at 7:45 pm.

A voice vote was requested.  
Motion carried unanimously.

X *Keli Frasier*  
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Keli Frasier, CMC  
Town Clerk

X *Amy Gekas*  
\_\_\_\_\_  
Amy Gekas  
Planning Commission Chair

