



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
November 5, 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, Alex Sparks, Dave Hull and Vice-Chair Ed Seymour. A quorum was declared. Also in attendance were Community Development Director Devan Aziz and Special Events Coordinator Rebecca Loucks.

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 Vice-Chair Seymour, to approve the minutes of the Palisade Planning Commission from October 15, 2024.

A voice vote was requested.
Motion carried unanimously.

PUBLIC HEARING I

Proposed Vacation of Right-of-Way Along 311 W Third St & 307 W Third St

Chair Gekas opened the hearing at 6:02 pm

Community Development Director Aziz gave a brief presentation to discuss a proposed vacation of right-of-way at 311 and 307 W Third Street.

Applicant Matthew High presented plans for a 9-room motel to be placed at 311 and 307 W Third Street.

Chair Gekas opened the hearing to public comment. None were offered.

Chair Gekas opened the hearing to Commission discussion.

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

- How vacating the right-of-way does not appear to benefit the Town of Palisade
- Losing parking on W Third during summer events
- Possible extensions on design and completion for longer than 2 years
- Upgrades to utilities in the alley to support the new business
- How this new motel affects the other lodging business in town

Applicant Matthew High closed by introducing his Architect, Eric Cry, with Cry Designs Architecture, who clarified the details regarding parking for the motel. Mr. High followed up by thanking the Planning Commission for allowing him to present the plans.

Motion #3 by Commissioner Hull, seconded by Commissioner Bosch, to forward a recommendation of approval of the vacation of right-of-way along 311 W Third St & 307 W Third St.

A roll call vote was requested.

Yes: Commissioner Bosch, Commissioner Hull, Chair Gekas, Vice-Chair Seymour

No: Commissioner Pinder, Commissioner Burke, Commissioner Sparks

Absent:

Motion carried.

Chair Gekas closed the hearing at 6:44 pm.

CONTINUED BUSINESS

Review of Ordinance 2024-XX

Community Development Director Aziz gave a brief presentation and led Commissioners to a discussion on the proposed text amendment to the Palisade Land Development Code section 7.05 of the Palisade Land Development Code concerning specific accessory use and structure standards.

The consensus of the Commission is for staff to create further edits and schedule a public hearing for amending section 7.05 of the Palisade Land Development Code concerning specific accessory use and structure standards.

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 prepare formal amendments to the Land Development Code, adjusting minimum lot sizes as recommended.

PUBLIC COMMENT

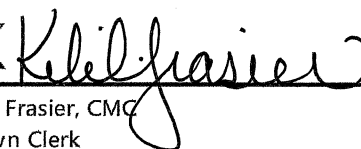

None were offered.

ADJOURNMENT

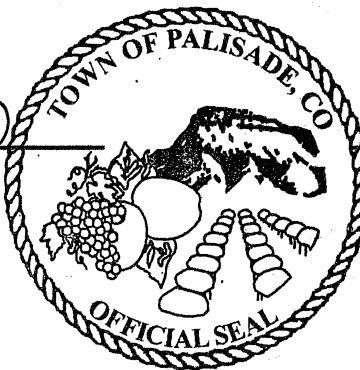
Motion #4 by Commissioner Bosch, seconded by Commissioner Hull, to adjourn the meeting at 7:07 pm.

A voice vote was requested.

Motion carried unanimously.

X  X 

Keli Frasier, CMC
Town Clerk



Amy Gekas
Planning Commission Chair