



AGENDA
for the Planning Commission
of the Town of Palisade, Colorado
341 W. 7th Street (Palisade Civic Center)

March 1, 2022

6:00 pm Regular Meeting

<https://youtu.be/WMergH1uKKc>

I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ADOPTION

V. ANNOUNCEMENTS / PRESENTATIONS

A. PUBLIC COMMENT REMINDER:

All emails are to be sent to the Community Development Director at brusche@townofpalisade.org. Emails for public comment on a specific agenda item received prior to the day packets are published will be included with the staff report. Emails received after the packets are posted will be forwarded to the Planning Commission.

Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in-person at the meeting and make said statements to the Commission directly.

B. NORTH RIVER ROAD BRIDGE CLOSED: The North River Road bridge will be closed to through traffic from January 10, 2022, through the first week of April. Access is still available through Town.

VI. APPROVAL OF MINUTES

A. Minutes from January 18, 2022, Regular Planning Commission Meeting

VII. PUBLIC COMMENT – For items not on the Public Hearing agenda

Please keep comments to 3 minutes or less, and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.

VIII. PUBLIC HEARINGS

The following items will be presented before the Planning Commission of the Town of Palisade for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Board of Trustees of the Town of Palisade. For those items for which the Planning Commission retains Decision Maker status, they will weigh the options and cast a vote.

A. PRO 2022-5 – LINCOLN WOODWORKS REZONE – REZONE PROPERTY AT 119 N. BOWER STREET TO LIGHT INDUSTRIAL (LI)

The Planning Commission will consider a a Rezone to Light Industrial (LI) for the purposes of consolidating the operations of Lincoln Woodworks at the property, located at 119 N. Bower Street (Parcel # 2937-091-00-112) as applied for by the property owners Lincoln Land Company LLC (Curtis Lincoln).

The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Recommendation (*motion, second, roll call vote*)

B. PRO 2022-7 – TALLANT BED AND BREAKFAST – CONDITIONAL USE PERMIT

The Planning Commission will consider a Conditional Use Permit to operate a Bed and Breakfast at the property, located at 3819 North River Road (Parcel # 2937-091-00-051) as applied for by the property owner Tammy Tallant.

The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Recommendation (*motion, second, roll call vote*)

IX. COMPREHENSIVE PLAN UPDATE

X. NEW BUSINESS

XI. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
January 18, 2022**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Riley Parker with Commissioners present: Penny Prinster, Charlotte Wheeler, Andy Hamilton, and Vice-Chair Stan Harbaugh. Commissioner David Hull was absent. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Administrative Assistant Shelley Kopasz.

AGENDA ADOPTION

Motion #1 by Commissioner Prinster, seconded by Commissioner Wheeler to approve the agenda as presented.

A voice vote was requested
Motion carried unanimously

APPROVAL OF MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Harbaugh, to approve the Minutes from the November 16, 2021, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested
Motion carried unanimously

PUBLIC COMMENT

None was offered.

PUBLIC HEARING, I

***PRO 2022-1 – Winding River Mobile Home Park – Rezone property at 317
W. Eighth Street to Planned Unit Development (PUD)***

Chair Parker opened the public hearing at 6:03pm.

Community Development Director (CDD) Rusche reviewed his staff report, clarifying the findings of fact, and recommendation of approval. Mr. Rusche referenced the following sections of the Land Development Code:

Section 4.03.A Planned Development Purpose:

The purpose of a Planned Development is to achieve greater flexibility than allowed by the strict application of this LDC while providing greater benefit to the Town.

Section 5.05.B Planned Development Purpose:

The PD district provides for modification of the otherwise applicable dimensional requirements, in order to accomplish one (1) or more of the following purposes:

1. Promote innovative and creative design of residential and nonresidential areas;
2. Promote flexibility in the placement of structures so as to preserve and take advantage of the site's unique, natural resource or scenic features and to avoid or mitigate any hazardous area;
3. Encourage more efficient use of land and public streets, utilities and governmental services;
4. Preserve open space for the benefit of residents of developments and the community;
5. Achieve a compatible land use relationship with surrounding areas; or
6. Promote a greater variety in the type and design of buildings and thereby improving the character and quality of new development.

Mr. Rusche indicated that the proposal for a Planned Development to rehabilitate the existing mobile home park, in staff's opinion, would be a creative design of a residential area, would promote flexibility in the placement of structures, would encourage more efficient use of land and public streets, utilities and governmental services, and would promote a greater variety in the type of buildings and improve the character and quality of this property.

Section 7.01.I Manufactured Home Park and Subdivision Standards:

This section applies to new manufactured home parks and/or subdivisions. As this request is for a remodel of an existing mobile home park, there are modifications necessary to accommodate the existing and proposed units. As part of a Planned Unit Development, modifications to requirements are permitted to achieve the purposes in Section 5.05.B (above).

The proposal requests deviations (found in the Letter of Intent) which represent, along with the drawing, form the control document for this development. Rusche highlighted a couple of those requested deviations, including:

1) General requirements:

a. Minimum park and subdivision area: four (4) acres.

Project lot area is 3.18 acres

b. Maximum density: six (6) homes and spaces or lots per acre.

Increase from the density at time of annexation 34 units (10.71 homes/acre) to 38 units (11.96 homes/acre)

c. Minimum space or lot area: four thousand five hundred (4,500) square feet.

No minimum lot area

d. Minimum space or lot width: forty (40) feet.

No minimum lot width

e. Minimum building separation: fifteen (15) feet, provided that the minimum separation may be reduced to ten

(10) feet between carports, porches and patios open on three (3) sides and adjacent buildings.

No minimum building separation requirement. The proposed layout separates buildings at a minimum be thirteen (13) feet side-to-side. The proposed layout also separates buildings at a minimum seven (7) feet end-to-end as is the existing condition.

f. Each manufactured home shall be located on a manufactured home space designated on a site plan prepared in accordance with the requirements of Section 4.06, which shall be approved and filed as part of the approval of a new manufactured home park established after the effective date of this LDC and prior to the enlargement of any existing manufactured home park.

A site plan will be provided in accordance with Section 4.06 – Site Plan upon approval of the Planned Development Control Document

h. Within a manufactured home park, one (1) manufactured home shall be used as an administrative office, identified by a sign, in which the office of the person in charge is located. Copies of all required

Town and State licenses and permits shall be posted therein and the park register shall be kept in this office at all times.

Requesting a deviation from the requirement that an administrative office be located on-site.

2) Allowed uses: a. Manufactured homes, single-family dwellings and mobile homes lawfully installed prior to the adoption of this LDC.

Only manufactured homes will be present. Requesting to rearrange existing layout and replace/install at least fifteen (15) new mobile homes.

4) Streets and accessways: a. Paved streets at least twenty-two (22) feet in width shall extend from the existing street system as necessary to provide convenient access to each manufactured home space and to common facilities and uses. Private streets shall be permitted in a manufactured home park or subdivision.

Paved streets connecting to the existing Town street system shall be twenty-two (22) feet in width. Paved streets inside of the manufactured home park providing one-way directional travel shall be at minimum twenty (20) feet in width. All streets within the manufactured home park shall be private streets.

b. Parking spaces shall be provided at the rate of two (2) parking spaces for each manufactured home, plus one (1) additional parking space for each four (4) manufactured home lots or spaces to provide for guest parking and delivery and service vehicles.

A total of eighty-six (86) parking spaces meeting the total parking space threshold are shown on the drawings.

9) Yard requirements a. The following yard requirements shall pertain to every manufactured home in the manufactured home park or subdivision:

i. Minimum depth of street yard, measured from front lot or space line: twenty (20) feet

Street yard setback minimum of zero (0) feet. Consistent with existing use.

ii. Minimum width of side yard, measured from side lot or space line: ten (10) feet.

Side yard setback minimum of zero (0) feet. Consistent with existing use.

iii. Minimum depth of rear yard, measured from rear lot or space line: twenty (20) feet.

Rear yard setback of zero (0) feet. Consistent with existing use.

16) Recreation areas and facilities

a. Not less than ten percent (10%) of the total land area of the park or subdivision shall be devoted to space for common facilities and uses, such as a laundry, swimming pool or recreation and play areas.

No common facilities and uses are proposed.

Section 4.03.F. Control Document Approval Criteria:

The planned development review shall include, and the applicant shall be responsible for successfully addressing the following (responses from the applicant in *italicized font*):

1) Compliance with Article 8, Planned Development, and all other applicable requirements of this LDC.

a. Applicability: In accordance with Article 67 Title 24, C.R.S., planned development districts may be approved only when the applicant demonstrates to the satisfaction of the Town Board that a proposed planned development project would not negatively affect surrounding property and uses and/or that the PD would result in a greater benefit to the Town than would development under conventional zoning district regulations.

The proposed planned development project would not negatively affect surrounding property and uses as the land use is not changing from the existing land use.

b. Review Process: All planned developments shall be reviewed and approved in accordance with the procedures of Section 4.03, Planned development and approval thereof shall constitute a Zoning Map amendment.

Section 4.03 procedures are being followed.

c. Approval Criteria: In approving a planned development, the Town Board shall find that the district designation and Planned Development Control Document (PDCD) both comply with the general provisions for all planned developments in this Section and the specific standards for the proposed planned development as listed in Section 4.03.E.

Planned development approval criteria and applicant's comments to approval criteria found in Section 4.03-E can be found in the preceding section of this letter.

Section 4.03.E. Approval Criteria:

No planned development may be approved by the Town Board unless all of the following criteria are satisfied:

1. Consistency with the adopted plans of the Town;

2. General conformance with the Town's adopted comprehensive plan.

The Comprehensive Plan – Future Land Use Map (2007) designates the property as a mobile home park, while the existing zoning of CB (Commercial Business), does not include manufactured home park as a permitted use.

3. Suitability of the subject property for uses permitted by the current versus the proposed district.

The proposed Planned Development would have a single use (manufactured home park) with specific standards due to the unique design of this existing park.

4. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;

There is a demand for affordable housing in Palisade in a form that allows more flexibility than traditional single-family development. The proposed upgrades to a number of the units, as well as the overall layout and functionality of the park, has long been a goal of the Town and the proposed investment is welcome.

5. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;

Winding River is ideally situated adjacent to Taylor Elementary, and improvements are coming soon to the adjacent Highway 6 frontage that will provide a better pedestrian environment and access to the rest of the Town north of the highway.

Typically, new development dedicates additional open space or pays a fee in-lieu of. The existing mobile home park does not have any formal open space or recreational amenities of its own, nor is there much room to incorporate, but it is adjacent to the Town owned parcel that connects to Taylor Elementary. Staff has discussed and the owner is prepared to commit funds that could be used on this parcel offset the typical fees for open space. The utilities within the park are shared among the units, with meters and connections to the Town mains located along the highway. There is sufficient capacity to increase the number of units and the owners will prepare more detailed plans for how to connect these units to the system.

6. It has been determined that the legal purposes for which zoning exists are not contravened;

The legal purposes for which zoning exists are not contravened by this request.

7. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and

The proposed improvements to the existing mobile home park, along with the improvements made by the Town on Highway 6, will improve the public welfare and provide business to neighboring commercial properties. Investing in the provision of affordable housing satisfies a public need.

8. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The public would benefit from the investment in this property and from the improved housing choices in Palisade.

Applicant Andy Glinski (720 N. Colorado Blvd., Suite 1150, Denver, CO) presented his application for a Rezone to Planned Unit Development (PUD) to rearrange the layout and increase the number of units within the existing mobile home park, located at 317 W. Eighth Street (Parcel # 2941-031-04-015) as applied for by the property owner SGA Palisade LLC. Mr. Glinski emphasized the investment that his company has made in other communities, including Montrose, Delta, and Fruita, and stated that the goal

was to provide affordable home ownership. A copy of Mr. Glinski’s presentation is attached to these minutes.

Chair Parker opened the hearing to public comment.

Jody Corey, (424 W. 8th Street), questioned the timeline of the construction and clean-up. She did not feel it had any negative impact.

Chair Parker opened the hearing to Commissioner comment.

Commissioner Prinster expressed her enthusiasm for the new proposed project and is excited to see the changes. She inquired if the walkway to Taylor Elementary was going to remain.

Commissioner Harbaugh wanted clarification on the process of moving the existing mobile homes and replacing them with the new mobile homes. He questioned the percentage of how many homes are rentals or owner occupied. He also expressed concern for deviating too far from the current standards for new mobile home parks.

Commissioner Wheeler asked if there are any pre-HUD homes within the park.

Chair Parker commented on the affordability of the mobile homes for the citizens.

Motion #3 by Commissioner Prinster, seconded by Commissioner Hamilton, to recommend approval of *PRO 2022-1 – Winding River Mobile Home Park – Rezone property at 317 W. Eighth Street to Planned Unit Development (PUD)* to the Board of Trustees as presented.

A roll call vote was requested.

Yes: Vice-Chair Harbaugh, Commissioner Prinster, Commissioner Wheeler, Commissioner Hamilton, Chair Parker,

No:

Absent: Commissioner Hull

Motion Carried.

Chair Parker closed the public hearing at 6:59 pm.

PUBLIC HEARING II

PRO 2022-3 – 702 37.1 Road Rezone – Rezone property at 702 37 1/10 Road to Mixed Use (MU)

Chair Parker opened the public hearing at 6:59 pm.

CDD Rusche reviewed his staff report, clarifying the findings of fact, and recommendation of approval. Mr. Rusche referenced the following sections of the Land Development Code:

LAND DEVELOPMENT CODE

Section 4.02 Rezoning (Zoning Map amendment):

The rezoning procedure provides a process to make amendments to the Official Zoning Map of the Town of Palisade to reflect changes in public policy, changed conditions or to advance the welfare of the Town.

Section 4.02.E. Approval Criteria:

No rezoning may be approved by the Town Board unless all of the following criteria are satisfied:

1. Consistency with the adopted plans and policies of the Town;

The Comprehensive Plan – Future Land Use Map (2007) designates the property as low density residential, which reflected its use at the time the plan was developed. It did not consider the fact that only three (3) residences exist along this stretch of 37 1/10 Road and that the adjacent property, consisting of nearly 20 acres, is zoned CB (Commercial Business).

The Mixed Use (MU) zone district was established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts.

While the owner is not seeking to reuse the existing residence, as it remains a viable dwelling, there is unused property adjacent to the residence. This property is not suitable for another residence, as it is directly on the corner of the access road, nor is it the desire to demolish the existing residence and redevelop the entire property. The proposed food truck court could represent an interim use, with minimal investment necessary, until additional infrastructure is constructed (specifically sewer), likely when the adjacent parcel of 20 acres is developed. As noted, the MU zone district may be used as a transitional district between the remaining residences on 37 1/10 Road and the adjacent highway and undeveloped property, which has previously been considered for mixed-use as well.

2. Suitability of the subject property for uses permitted by the current versus the proposed district;

The property owner desires to use about a quarter (1/4) of an acre of unused property as a food truck court. There are currently no standards within the Land Development Code for a food truck court; however, restaurants are a permitted use within the Mixed Use (MU) Zone. The MU zone would not preclude an additional residence, while the current zoning would limit future use to just residential. The applicant has provided concept drawing (attached to this report) that show how food trucks, along with associated parking for cars and bikes, would fit within upon the quarter-acre portion of the lot.

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;

Food trucks have become popular in Palisade and throughout the Grand Valley in recent years. They provide a variety of cuisine and are an asset during the many events hosted in Palisade. They offer an opportunity to invest in a business without as much overhead as a typical restaurant and allows the business to “follow the crowds” due to their mobile nature. The proposed location of a food truck court just off Highway 6 (and across the street from a winery) provides additional opportunities, particularly to tourists, to dine in Palisade. There has been a cultural change that warrants consideration of the proposed rezone as an action that would advance the welfare of the Town.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;

Unlike a residential use, a commercial use does not impact school enrollment or parks and recreation facilities. The site is accessible by 37 1/10 Road but is set back some distance from Highway 6, with no direct access available. There is the existing frontage road adjacent to the property on the south. The property is served by an existing Town water tap but is not connected to the sanitary sewer. However, the proposed use would not require public utilities, except electricity, as food trucks are self-contained units. Future development of the property may require improvements to public facilities, but the proposed zone change would still be necessary to justify investment at a higher level than currently exists.

5. It has been determined that the legal purposes for which zoning exists are not contravened;

The legal purposes for which zoning exists are not contravened by this request.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and

While there is another residence to the north, the existing residence would remain as a buffer and there is no development to the east. The property is a corner lot, visible from Highway 6, making it a good location for future commercial use. The intent behind a food truck court is a low impact, potentially temporary use of the property, as no significant infrastructure is proposed. Future development of the adjacent property may change the demand for this parcel, in which case the proposed zoning would allow a range of uses, subject to further review.

7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The public would benefit from the increase in sales taxes generated by a food truck court, as well as the benefit of additional food options for residents and visitors alike.

Applicant Karina and Nate Parenteau (3603 Grand Valley Canal Road, Palisade, CO) presented an application for a Rezone to Mixed Use (MU) for the purpose of a food truck court, located at 702 37 1/10 Road (Parcel # 2937-084-00-078). They want to gravel what is currently an unused portion of the lot to provide more locations for food trucks and include lighting and a fire pit, as well as providing the community with updates on social media.

Chair Parker opened the hearing to public comment.

Jeff Snook (424 W. 8th Street, Palisade, CO) stated that although they currently own a restaurant in town, he showed his support.

Melissa Bardo (884 Rapid Creek Road, Palisade, CO) expressed the need for more affordable food options and felt that this is a much-needed option in the town.

Tim Boyle (3840 N. River Road, Palisade, CO) questioned the food court structure and was curious about the hygienic principles of food-handling. He was questioning if there would be hand-washing stations. He also inquired how the property would look when it was off-season and if we could support this kind of business. He brought up the safety of high schoolers walking across the highway to eat.

Chair Parker opened the hearing to Commissioner comment.

Commissioner Prinster stated that food trucks do not run during the day, except at the mall and they are jammed packed with customers. She also stated that the revenue comes from property taxes and revenue from food sales.

Commissioner Harbaugh suggested a location on site for trash collection.

Chair Parker questioned the parking and how the traffic is going to flow.

Motion #4 by Commissioner Prinster, seconded by Commissioner Harbaugh, to recommend approval of **PRO 2022-3 – 702 37.1 Road Rezone – Rezone property at 702 37 1/10 Road to Mixed Use (MU) to the Board of Trustees as presented.**

A roll call vote was requested.

Yes: Commissioner Prinster, Commissioner Wheeler, Commissioner, Commissioner Hamilton, Chair Parker, Vice-Chair Harbaugh

No:

Absent: Commissioner Hull

Motion Carried.

Chair Parker closed the public hearing at 7.24 pm.

NEW BUSINESS

Comprehensive Plan update

CDD Rusche announced he was preparing an RFQ to solicit planning firms to help with this process. He expressed spring would be a good time to get someone onboard. He suggested the Commission gather for a work session in February to get a start on that process.

ADJOURNMENT

Motion #7 by Chair Parker at 7:28 p.m.

X

Riley Parker
Planning Commission Chairman

X

Shelley Kopasz
Administrative Assistant

DRAFT

Winding River Mobile Home Park PUD Application



About Stonetown Capital Group & Cairn Communities

- Founded in 2010. Based in Denver, CO.
- Currently control over 18,847 manufactured home and RV pads in 112 communities in eleven states (TX, OK, IL, NM, AL, CO, NC, MS, AK, IN & TN).
- 253 employees including 46 at Stonetown Capital & 207 at Cairn Communities, our wholly owned property management company.

The Western Slope

- Stonetown purchased 4 properties on Western Slope in late 2019
- Communities are located in Montrose, Fruita, Delta and Palisade.
- We have spent the last two years making significant improvements at our Montrose, Fruita and Delta communities now our attention is turning to Palisade.
- In conjunction with the Town of Palisade's 8th Street Project, we are planning on improving this community in 2022.



Improving Our Communities is Our Main Focus

Capital Projects Completed Since 2019

- Removed abandoned homes
- Installed over 30 new homes
- Refreshed entrance in Montrose
- Updated signage
- Removed dead and dangerous trees
- Patched and repaired streets
- Installed new mailbox kiosks
- Added new playgrounds



Improving Our Communities is Our Main Focus



Improving Our Communities is Our Main Focus



Improving Our Communities is Our Main Focus

Active Management

- Enforced Rules & Regulations
- Encouraged tenants to care about their community
- Worked with the City of Montrose to force tenants to clean up yards
- Ensured that park-owned vacant lots are clean as an example to tenants
- Received multiple referrals from happy, current residents



Positive Feedback From Local Officials (Heidi Trimble - Montrose Police Department)

Good afternoon,

I want to pass along my gratitude for all the amazing work that has been done with your park at 67250 Locust Rd. The park is unrecognizable from what it was in 2019. Lorena is by far the easiest property manager that I have worked with. She is a proactive, pleasant and thorough manager which I hope becomes contagious.

I first spoke with Lorena at the beginning of 2020. She was positive from the beginning with great ambitions to accomplish at the park. We all know that 2020 was a train wreck, yet even with all the obstacles of the year so much has improved: abandoned trailers removed, residents' spaces cleaned up, junk and excess vehicles removed, trailers repaired and touched up, new signs, new playground, fence repair and several new trailers which are already occupied and have remained tidy after becoming occupied and much much more.

I have been working with other departments in the City trouble shooting the common issues in the trailer parks throughout the City of Montrose over the past two years. I have been so impressed with the improvements at Mountain View that I spotlighted the park in my slides to the departments to prove that coordinating with motivated Manager(s)/Park owner(s) is the recipe for a successful recovery of degraded parks.

I have attached a link to access the slides from my presentation so that you may also be aware and understand that your hard work has not gone unnoticed.

I'm looking forward to continuing to work with you.
Cheers,

Current State of the Palisade MH Community

Abandoned Mobile Homes / Buildings

- There are currently 4 vacant homes that are in a state of disrepair.



Failing Sewer Line

- The community has a sewer line that has required numerous repairs in the past two years.

Current State of the Palisade MH Community

Aged Asphalt Roads

- There are significant potholes, cracking and water pooling.



Overgrown Trees

- Dead and overgrown trees that are impacting some houses.

Current State of the Palisade MH Community

Vacant Lots

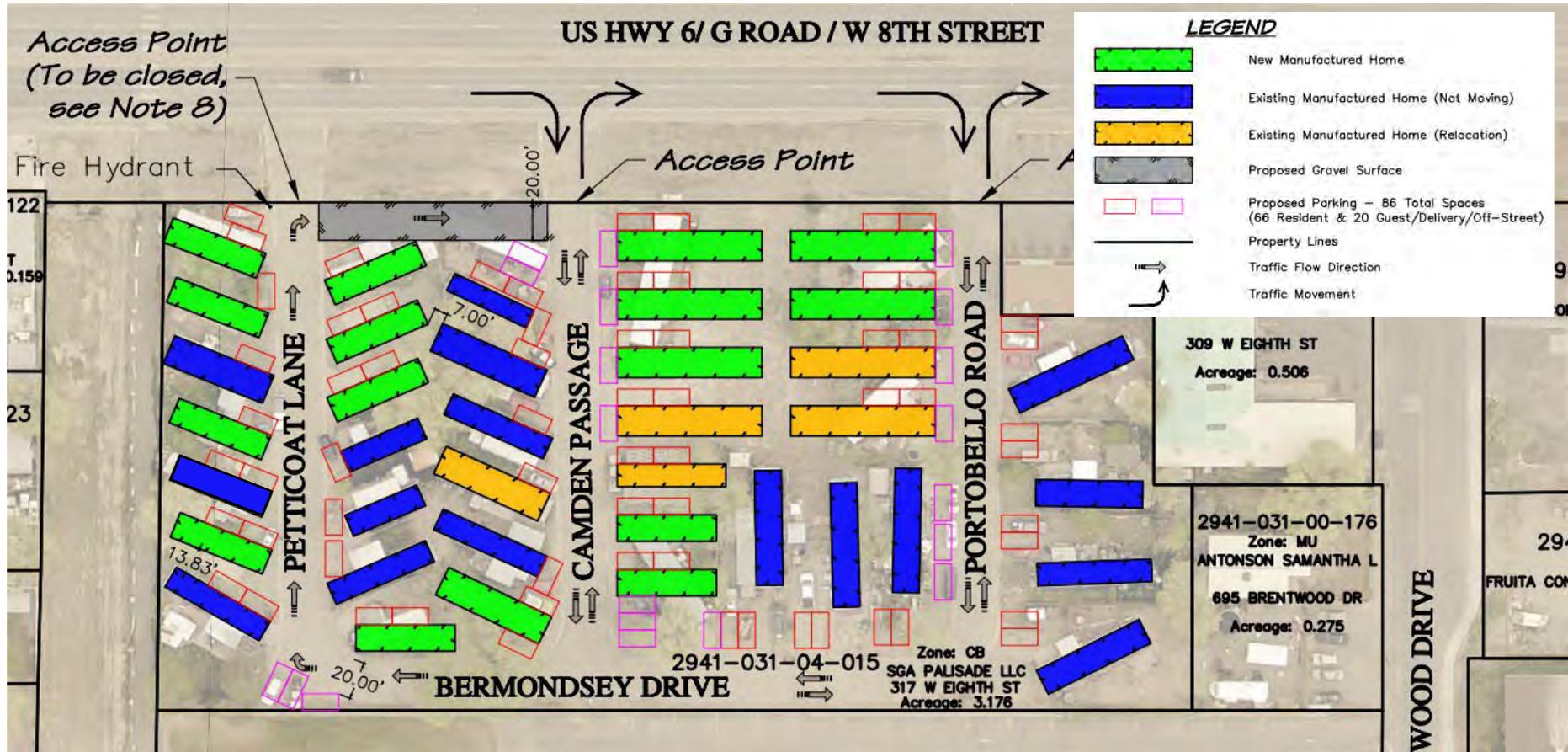
- There are numerous vacant lots in the community where homes were once present
- Under the current zoning and setback requirements, we are unable to fill vacancies due to size constraints
- These have the potential to be filled with new homes and provide an affordable housing solution for Palisade



Closing 8th Street Entrance

- As part of the 8th street expansion and revitalization, CDOT will be permanently closing the community entrance to Petticoat lane
- This presents our residents and the fire department with an access issue

Winding River PUD



PUD Highlights

- Increase density from 34 to 38 lots
- Maintain grandfathered property line setbacks
- Create one way road on Petticoat Lane
- Add fire lane along 8th street
- Fee in lieu of open space to improve walkway to Taylor Elementary
- Add designated parking spaces

Proposed Improvements

New Homes

- Remove vacant and dilapidated homes
- Install brand new, modern homes in conjunction with an updated site plan
- Relocate some existing homes to improve space efficiency
- Offer multiple floor plans
- Designate two parking spaces for every home in the community
- Promote home ownership vs. short term rentals



Proposed Improvements

Landscaping, Fence & Signage

- Update frontage along 8th Street with new signage, landscaping and fence
- In the community, limb trees & revitalize landscaping with an emphasis on xeriscaping
- Utilizing the fee in lieu to landscape the walkway to Taylor Elementary



Proposed Improvements

Road Improvements & Parking

- Repave roads and address drainage issues
- Designated parking spots for each home
- Build fire road due to closed entrance



Mailboxes

- Relocate current mailboxes to a new location in the community
- Install new mailboxes with a covered canopy



Questions?



PRO 2022-5, LINCOLN WOODWORKS REZONE

LOCATED AT 119 N. BOWER STREET, PARCEL # 2937-091-00-112

SUMMARY

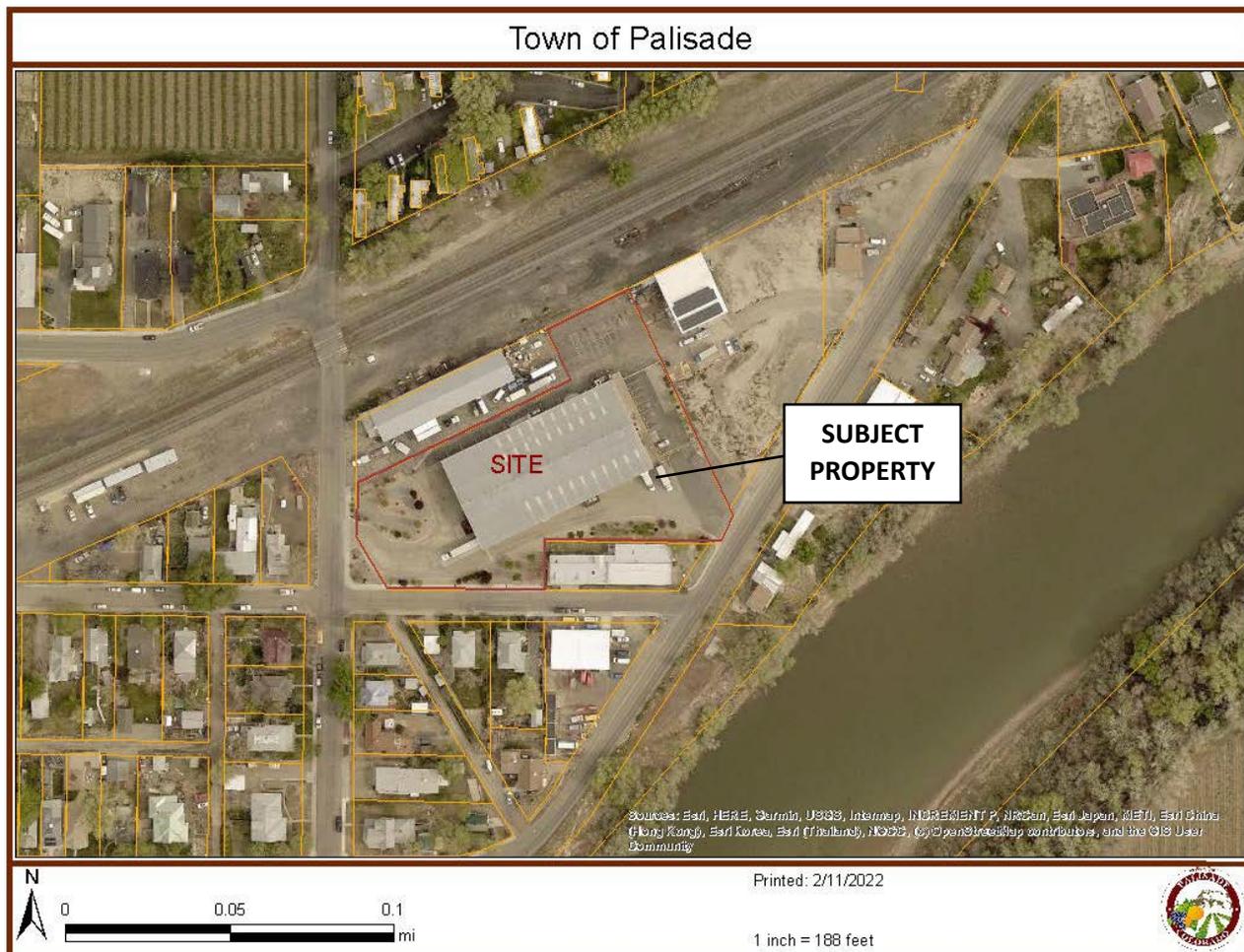
The Town of Palisade has received a request for a rezone of the property located at 119 N. Bower Street (Parcel # 2937-091-00-112). The property consists of approximately 2.15 acres with access from both Bower and North River Road. The property is currently zoned Commercial Business (CB) and the request is for Light Industrial (LI) zoning.

BACKGROUND

Lincoln Woodworks has operated next door (3810 N. River Road) to this property for the last 13 years and recently purchased the building from the Food Bank of the Rockies, who will be relocating to Grand Junction. The intent is for Lincoln Woodworks to consolidate its woodworking operation from three (3) existing locations throughout the valley to this one location.

The applicant has requested a change to the zoning to better suit the wood products manufacturing use, which is a permitted use within the proposed LI zone but requires a conditional use permit within the current CB zone. The existing operation is zoned Light Industrial.

Staff is asking the Planning Commission to review the request and make a recommendation to the Board of Trustees. The Board of Trustees will review the request at a public hearing and make a final decision.



LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

The rezoning procedure provides a process to make amendments to the Official Zoning Map of the Town of Palisade to reflect changes in public policy, changed conditions or to advance the welfare of the Town.

Section 4.02.E. Approval Criteria:

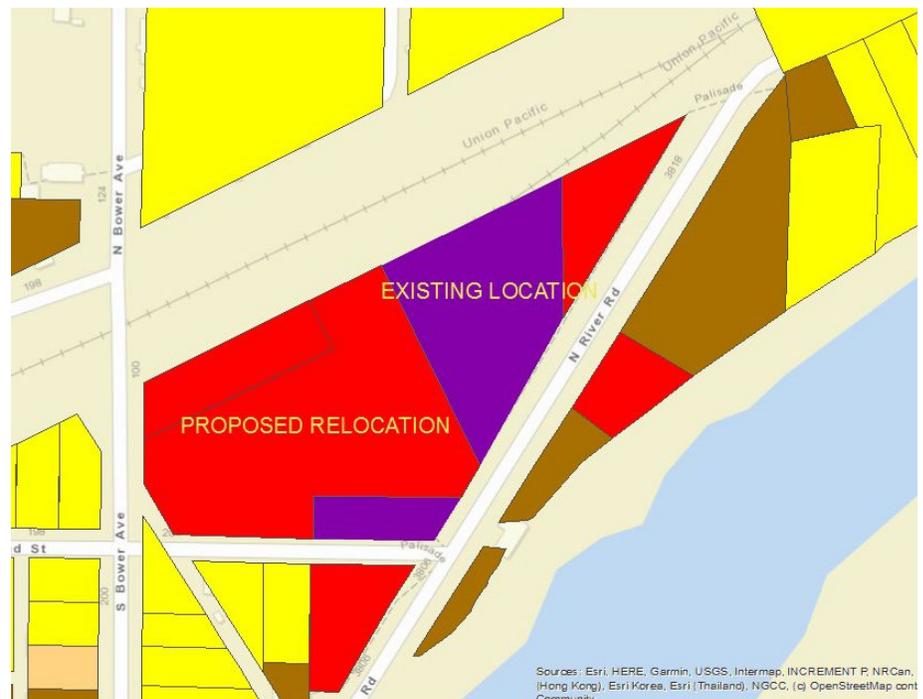
NO REZONING MAY BE APPROVED BY THE TOWN BOARD UNLESS ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:

1. Consistency with the adopted plans and policies of the Town;

The Comprehensive Plan – Future Land Use Map (2007) designates the subject property as commercial, which is reflected by its current zoning. However, it also designated the existing location of Lincoln Woodworks as commercial, despite its existing industrial zoning.

The Light Industrial zone is established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist (Section 5.04.C – LDC).

There is very little industrial property within the Town limits. In fact, this building appears to be the largest building available in Town for any kind of industrial use. The Land Development Code (LDC) has been amended since the 2007 plan to limit the intensity of industrial uses within the Town.



The proposed zone change would allow for the transition of the Food Bank building to a viable, home-grown industry that has successfully operated in the exact same neighborhood for over a decade.

2. Suitability of the subject property for uses permitted by the current versus the proposed district;

The Light Industrial zone is established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist (Section 5.04.C – LDC).

The subject property is surrounded by other commercial/industrial uses (including the existing location of Lincoln Woodworks) and has access to two streets. The building was constructed in 1972 and has been used by the Food Bank of the Rockies since 2012. Significant improvements to the site were made by the Food Bank as part of their approval in 2012.

The building has approximately 29,096 square feet of heated area. This is over five times as large as the existing location of Lincoln Woodworks in Palisade (they must rent additional space throughout the Grand Valley). The proposed relocation would allow the business to consolidate with room to grow.

One of the primary concerns with the Food Bank operation was the increase in truck traffic because of the increased demand for their services. The proposed relocation of Lincoln Woodworks would reduce

the overall truck traffic, as their business is differentiated by having smaller and less frequent deliveries to and from the site.

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;

There is very little industrial property within the Town limits. In fact, this building appears to be the largest building available in Town for any kind of industrial use. The Land Development Code (LDC) has been amended since the 2007 plan to limit the intensity of industrial uses within the Town.

The proposed zone change would allow for the transition of the Food Bank to a viable, home-grown industry that has successfully operated in the exact same neighborhood for over a decade.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;

Unlike a residential use, an industrial use does not impact school enrollment or parks and recreation facilities. The site is accessible from North River Road and Bower Avenue. The building is currently a warehouse use, and any interior improvements would have to be done to current building codes. Utilities are already provided to the building. There is existing parking on this site that is shared with the current location of Lincoln Woodworks, so that arrangement would now become more formal due to the sale of the building to Lincoln.

5. It has been determined that the legal purposes for which zoning exists are not contravened;

The legal purposes for which zoning exists are not contravened by this request. The applicant has been up front about their intentions for the property and even hosted a “neighborhood meeting” on January 27, 2022, to discuss their plans with the neighborhood.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and

Adjoining property will not be adversely affected by this development. As compared to the current use, which certainly provides a benefit to the community, the proposed use will have less impact while allowing for continued beneficial use of this large space. The Food Bank made significant upgrades to the property to bring the site into conformance with the LDC, including landscaping, that will be maintained by the new owner. The industry currently operates next door with little discernable impact upon the neighbors.

7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The public would benefit from the consolidation of a viable, home-grown industry being able to remain in Palisade.

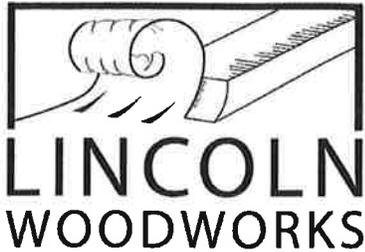
RECOMMENDATION ON THE REZONE

The Community Development Department recommends that the Planning Commission recommend approval of the requested zone change to the Board of Trustees, finding that the criteria of Section 4.02.E have been met.

ATTACHMENTS

Letter of Intent

Neighborhood Meeting Invitation



3810 North River Rd.
Palisade, CO 81526
Office 970-464-0467
curt@lincolnwoodworks.com
www.lincolnwoodworks.com

11/23/2021

Dear Town of Palisade,

This letter is to inform of Palisade know that Lincoln Land Company LLC (LLC), has purchased the property at 119 N. Bower (currently occupied by Food Bank of the Rockies, FBR). FBR is currently leasing this property from Lincoln Land Company LLC until their new larger facility in Grand Junction is completed. FBR's new facility is scheduled to be completed anytime between April and November of 2022. Once FBR is in its new facility, Lincoln Woodworks intends to consolidate its woodworking operation from 3 current locations into this one location at 119 N. Bower Palisade.

To better suite Lincoln Woodworking's intention of manufacturing wood products we request a rezoning from Commercial to Light Industrial. Light Industrial zoning is more appropriate to the intended use of this property per the towns land use codes.

Lincoln Woodworks has been operating at 3810 N. River Rd (neighboring property) for the last 13 years.

Thank you for your considerations.

Curtis Lincoln

A handwritten signature in black ink that reads "Curtis Lincoln". The signature is written in a cursive style with a large, stylized initial "C".



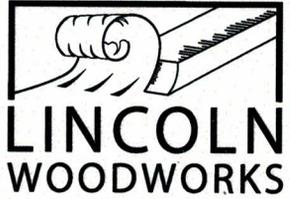
Mesa County Map

The Geographic Information System (GIS) and the computer applications used to generate this map are for planning and modeling. GIS is not intended or does not provide legal descriptions, information in the public record, or information or evidence in any government records such as the County Clerk and Recorder office records. In addition, the information contained herein is believed accurate and suitable for the intended uses, and subject to the limitations set forth in the disclaimer. The user assumes all responsibility for any and all damages, including consequential damages, which may result from the use of this information.



Print Date: November 23, 2021
Mesa County, Colorado
 GIS/IT Department

NEIGHBOR MEETING



We are
MOVING
NEXT DOOR

When: Thursday, January 27th

Time: 5pm-6:30pm

Where: The Ordinary Fellow Winery at 202 Peach Ave.

Lincoln Woodworks
3810 N River Rd.
Palisade, CO 81526

Come for Complimentary Wine & Discussion

LW is requesting a
change in zoning from
commercial to light
industrial.

***Come hear our plans
for this move!***

Brian Rusche- Town of
Palisade Community
Development Director
brusche@townofpalisade.org
(970) 464-5602

PRO 2022-7, TALLANT BED AND BREAKFAST CONDITIONAL USE PERMIT (CUP)

LOCATED AT 3819 NORTH RIVER ROAD, PARCEL # 2937-091-00-051

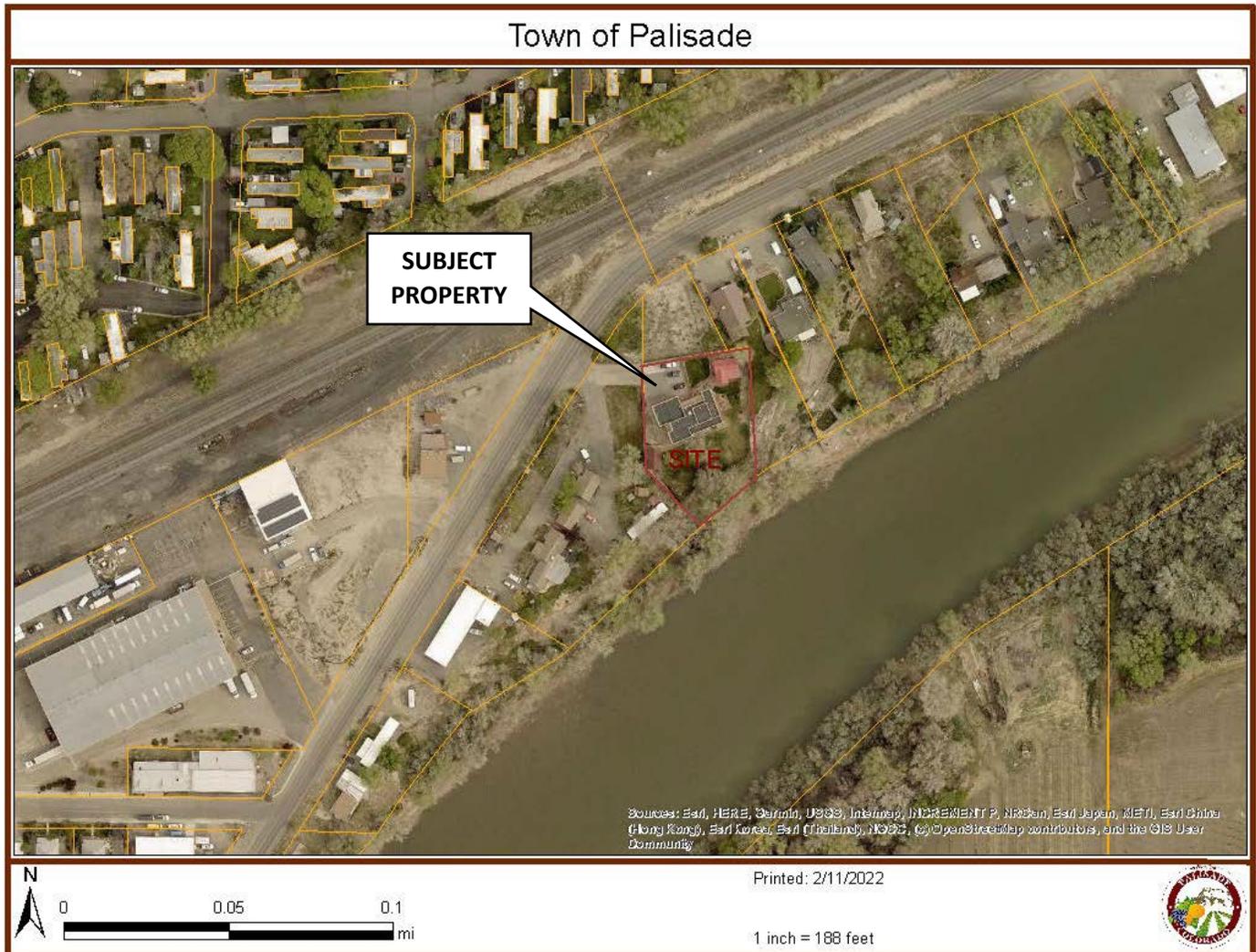
SUMMARY

The Town of Palisade has received a request from Tammy Tallant for a Conditional Use Permit (CUP) to operate a Bed and Breakfast at the property located at 3819 North River Road (Parcel # 2937-091-00-051).

Staff is asking the Planning Commission to review the request and make a recommendation to the Board of Trustees. The Board of Trustees will review the request at a public hearing and make a final decision.

BACKGROUND

The subject property at 3819 North River Road was purchased in July 2019 by Tammy Tallant. The property is zoned Low Density Residential (LDR). In addition to an approximately 1740 square foot single-family residence, it includes an approximately 520 square foot accessory dwelling unit (ADU). This unit was approved via CUP for use as a law office (PRO-2019-08) but the office has moved to a commercial location and the unit is currently being used as an ADU as originally designed in 2017. The owner now requests a Conditional Use Permit (CUP) to operate a bed and breakfast on the property.



LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

Bed and Breakfasts are governed by Section 7.03.C of the Land Development Code (LDC). This section was recently amended by Ordinance No. 2022-01 to allow for the use of accessory buildings on the same property as the primary residence in the operation of a bed and breakfast. The applicant has addressed these standards as follows (*response in italics*):

7.03.C. Bed and Breakfast

A bed and breakfast establishment is permitted subject to the following standards:

1. Either the owner or operator of the bed and breakfast must be a full-time resident of the property in which the bed and breakfast establishment is housed.

The owner and operator are full time residents of the main residence on the property.

2. No exterior evidence of the bed and breakfast shall be allowed, except for one (1) wall sign no larger than twelve (12) square feet or one (1) free-standing sign not to exceed four (4) square feet and not to exceed a height of four (4) feet. A larger sign may be applied for under the conditional use permit process as defined in Section 4.07.

Signage will be used according to regulations and town approval. (An application will follow if this CUP is approved.)

3. No food preparation, except beverages, is allowed within individual guestrooms. Meal service may be provided.

Breakfast service will be provided.

The applicant has submitted a floor plan for the accessory unit that will become the guestroom. There are no cooking facilities shown on this floor plan.

4. Preparation and service of food shall conform to all applicable regulations of the State of Colorado.

Breakfast service will conform with State of Colorado regulations. (Applicant understands that food preparation is not permitted in the ADU.)

5. All parking areas on property (except driveways) shall be behind any building lines and must be screened from the view of adjacent residences to a height of six (6) feet by a solid screening fence or dense shrubs and vegetation.

Ample gravel parking is within the property line and screened from adjacent residences by a 6' fence.

6. Parties, receptions, events or similar functions intended to draw in excess of two hundred (200) people shall require a Temporary Use Permit and shall be limited to a total of six (6) such functions per calendar year.

Nightly guests will be limited to six (four adults and two children). The B&B property will not be used for special events of a commercial nature.

CONDITIONAL USE PERMIT

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

Section 4.07.E. Conditional Use Permit Findings of Fact:

NO CONDITIONAL USE PERMIT SHALL BE APPROVED UNLESS THE FOLLOWING FINDINGS ARE MADE CONCERNING THE APPLICATION:

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

The application will not materially endanger the public health or safety.

The property is setback away from North River Road and has views of the Colorado River. Although the parcel is technically landlocked, access to the site is by means of a driveway within and easement for ingress and egress recorded in 1999 (Reception # 1882119). The site has sufficient space to accommodate the additional parking required for guests of the bed and breakfast.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

The application conforms to the standards and practices of sound land use planning.

The LDC requires a conditional use permit within the low-density residential zone for a bed and breakfast. The recently approved change to the LDC allows for the use of the accessory structure as part of the bed and breakfast, since it is on the same property as the primary residence. The standards for a bed and breakfast found in Section 7.03.C have been addressed.

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The application will not substantially injure the value of adjoining property or detrimental to their use.

The area along North River Road exhibits a mix of uses, including light industrial, commercial, and residential. This property has been used for a law office as well as an accessory dwelling unit (not at the same time) and the proposed bed and breakfast would replace these uses but would continue to have the same low-impact character as the previous uses. Adjacent to the property is the Palisade River House (311 Troyer), an approved short-term vacation rental (STVR).

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

The application will not adversely affect the adopted plans of the Town or violate the character of the adjacent properties.

As noted above, this neighborhood is a mix of uses and the exterior residential character of the subject property would remain unchanged. The applicant has indicated that the operation of a bed and breakfast would be beneficial to the Town's economy. Furthermore, the applicant indicates that the property owner or agent of the property owner will be on premises (as required by the LDC) to monitor guest compliance with house rules, including quiet hours.



RECOMMENDATION ON THE CONDITIONAL USE PERMIT

The Community Development Department recommends that the Planning Commission recommend approval of the requested conditional use permit (CUP) to operate a Bed and Breakfast at 3819 North River Road, to the Board of Trustees, finding that the criteria of Section 4.07.E have been met and with the following conditions:

1) The applicant is responsible for obtaining all permits relating to the operation of a bed and breakfast, including but not limited to building permits, business and tax licenses, and health department inspections.

ATTACHMENTS

Letter of Intent

Site Plan, Floor Plan, Photos

Conditional Use Permit (CUP) for River Rat Casita

- A pre-application conference was held on _____
- The proposed B&B guest house was already approved as an ADU by the Town of Palisade
- A CUP was granted in 2019 to use this area for a law office. Tammy Tallant Law, LLC has since moved her law office to a location on Main Street.

Applicant's responses for findings of facts necessary for the conditional use permit under Section 4.07 (E):

1. **Will this application materially endanger the public health or safety?** No. There are no safety issues with this business and property owner will be fully insured to maintain this business.
2. **Does the application meet all required specifications and conform to the standards and practices of sound land use planning and other applicable regulations?** Yes. The operation of a B&B containing only one guest house for one family (or one small group) will have no significant impact on the property zoning in the area, which includes light residential, mixed use, commercial and industrial zoning.
3. **Will this application substantially injure the value of adjoining or abutting properties or be detrimental to the use or development of adjacent properties or other neighborhood uses?** No. The Town of Palisade made this finding when it approved the CUP for a law office. The operation of a B&B containing only one guest house will have no significant impact on the property values or uses in the area which includes light residential, mixed use, commercial and industrial zoning. The addition of an accommodation for tourists is beneficial to the Town's economy as it allows more guests to stay in Palisade and spread commerce in Palisade. Property owner or agent of property owner will be on the premises to monitor guest compliance with house rules, which will include quiet hours and respect for the property and neighbors.
4. **Will the application adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties?** No. This application is consistent with the use of adjacent properties and does not impact adjacent properties in any manner different than its current use. The current use is a long-term rental.

Bed and Breakfast Criteria and Representations pursuant to Section 7.03(B):

1. The owner and operator are full time residents of the main residence on the property.
2. Signage will be used according to regulations and town approval. (An application will follow if this CUP is approved.)

3. Breakfast service will be provided.
4. Breakfast service will conform with State of Colorado regulations. (Applicant understands that food preparation is not permitted in the ADU.)
5. Ample gravel parking is within the property line and screened from adjacent residences by a 6' fence.
6. Nightly guests will be limited to six (four adults and two children). The B&B property will not be used for special events of a commercial nature.



Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor

Dataview Updated: 1/17/2022

[Printer Friendly](#) [Back to Search](#)

Select Other Map

Property Information (Report Date: 1/17/2022)

Parcel Number: 2937-091-00-051
 Account Number: R023954
 Property Use: Residential
 Location Address: 3819 NORTH RIVER RD
 PALISADE, CO 81526
 Mailing Address: 3819 NORTH RIVER RD
 PALISADE, CO 81526
 Owner Name: TALLANT CHRISTOPHER SEAN
 Joint Owner Name: TALLANT TAMMY
 Neighborhood: Econ 23 M+B #18 (23.47)
 Associated Parcel: N/A
 Approx. Latitude: 39.112529
 Approx. Longitude: -108.345066

[TAC \(Tax Area Code\) Book](#)
[Manufactured Homes Purging Titles/Classifying to Real Property](#)
[Real Property Valuation F.A.Q.'s](#)



Date of Aerial Photo: 2019 & 2020

Legal Description

BEG INTERS OF E LI LOT 1 SEC 9 11S 98W WI S LI RR ROW SWLY ALG ROW 1164FT S 99FT FOR BEG S 1DEG58MIN E 246FT TO N BK COLO R N 54DEG51MIN E 157.85FT ALG R N 178FT S 80DEG06MIN W 133.4FT TO BEG

Tax Information

| Year | Property Code | Improvements (Actual) | Land (Actual) | Total (Actual) | Improvements (Assessed) | Land (Assessed) | Total (Assessed) | TAC Code | Mill Levy/1000 | Water Assessment | Property Tax & Water |
|------|---------------|-----------------------|---------------|----------------|-------------------------|-----------------|------------------|----------|----------------|------------------|----------------------|
| 2021 | 1112_1212 | \$409,880 | \$65,000 | \$474,880 | \$29,310 | \$4,650 | \$33,960 | 14500 | 0.0798989 | \$96.00 | \$2,809.36 |
| 2020 | 1112_1212 | \$442,490 | \$65,000 | \$507,490 | \$31,640 | \$4,650 | \$36,290 | 14500 | 0.0783080 | \$96.00 | \$2,937.80 |

For tax bill [Click Here](#)

Taxing Authority Detail

| Year | Agency Name | Agency Abbrev. | TAC Code | Mill Levy | Total (Assessed) | Tax Per Agency |
|------|---------------------------------------|----------------|----------|--------------------|------------------|------------------------------|
| 2021 | COLORADO RIVER WATER CONSERVANCY | COLRW | 14500 | 0.5010 | \$33,960 | \$17.01 |
| 2021 | COUNTY - DEVELOP DISABLED | MCCCB | 14500 | 0.2570 | \$33,960 | \$8.73 |
| 2021 | COUNTY CAPITAL EXPEND (INACTIVE) | MCCAP | 14500 | 0.0000 | \$33,960 | \$0.00 |
| 2021 | COUNTY GENERAL FUND | MCGF | 14500 | 9.7880 | \$33,960 | \$332.40 |
| 2021 | COUNTY LEASE-PURCHASE JAIL (INACTIVE) | MCLP | 14500 | 0.0000 | \$33,960 | \$0.00 |
| 2021 | COUNTY ROAD & BRIDGE-1/2 LEVY | MCRBS | 14500 | 0.0113 | \$33,960 | \$0.38 |
| 2021 | COUNTY TRANSLATOR TV FUND | MCTV | 14500 | 0.0280 | \$33,960 | \$0.95 |
| 2021 | GRAND RIVER MOSQUITO CTRL | GRMCD | 14500 | 1.3210 | \$33,960 | \$44.86 |
| 2021 | GRAND VALLEY DRAINAGE DIST | GVDD | 14500 | 1.8150 | \$33,960 | \$61.64 |
| 2021 | LIBRARY DISTRICT | LIBR | 14500 | 3.0430 | \$33,960 | \$103.34 |
| 2021 | MESA CNTY ROAD & BRIDGE-PALISADE | PALRB | 14500 | 0.0166 | \$33,960 | \$0.56 |
| 2021 | MESA COUNTY | MCCNT | 14500 | 0.0000 | \$33,960 | \$0.00 |
| 2021 | SCHOOL DIST# 51 2004 OVERID | SD51006 | 14500 | 1.8970 | \$33,960 | \$64.42 |
| 2021 | SCHOOL DIST# 51 2017 OVERRIDE | SD510_17 | 14500 | 3.0820 | \$33,960 | \$104.66 |
| 2021 | SCHOOL DIST# 51 BOND | SD51B | 14500 | 11.0280 | \$33,960 | \$374.51 |
| 2021 | SCHOOL DIST# 51 GENERAL | SD51 | 14500 | 25.3050 | \$33,960 | \$859.36 |
| 2021 | SCHOOL DIST# 51 OVERRIDE 96 | SD51O | 14500 | 2.5330 | \$33,960 | \$86.02 |
| 2021 | SOCIAL SERVICES | MCSS | 14500 | 1.6860 | \$33,960 | \$57.26 |
| 2021 | TOWN OF PALISADE | PALIS | 14500 | 17.5000 | \$33,960 | \$594.30 |
| 2021 | UPPER GRAND VALLEY PEST | UP | 14500 | 0.0870 | \$33,960 | \$2.95 |
| | | | | Total Mill: | 79.8989 | Total Tax: \$2,713.36 |

[Tax Authority Contact Information](#)

