



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
(Also Virtual Participation Via ZOOM)
February 2, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Parker with Commissioners present: Hull, Wheeler, Prinster, Curry, Harbaugh and Hamilton. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, and Community Development Director Brian Rusche and Planning Technician Lydia Reynolds attended via Zoom.

AGENDA ADOPTION

Motion #1 by Commissioner Prinster, seconded by Commissioner Hull, to approve the Agenda as presented.

A voice vote was requested.
Motion carried unanimously.

MINUTES

Motion #2 by Commissioner Wheeler, seconded by Commissioner Prinster, to approve the Minutes as presented.

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS

Town Manager Janet Hawkinson introduced Brian Rusche as the new Community Development Director. Ms. Hawkinson gave a brief overview of Mr. Rusche's experience and qualifications and the Commissioners welcomed him.

Town Manager Janet Hawkinson announced that the Frisbee Disk Golf organization will have their annual "Ice Bowl" fundraiser in Palisade in February. She also noted that the town should hear from EPA in May/June regarding a grant that was submitted for the asbestos remediation for the old high school. The total cost of remediation is estimated to be \$600,000, anticipating that \$500,000 of that amount will come from the EPA grant. She noted that they are working with Community Hospital Clinic to see how they can raise funds for the demolition of the building to build a clinic on the site. Ms. Hawkinson stated the Highway 6 design project is underway with CDOT engineers and they are anticipating an open house in March to allow for public comment. She also noted that the trailer park on Highway 6 was sold to a new manufactured home park company that plans to upgrade the park. The parklets are almost done with only 3 parking spaces removed. The Police Department has also been remodeled and 2 new officers have been hired.

Commissioner Prinster asked about a new cement pad at peachbowl park. Ms. Hawkinson said she would find out. She also mentioned there was more COVID money available through CDOT and she anticipates asking for money to have sidewalks done from the new public parking to the downtown. Ms. Hawkinson stated that Mesa County has received the ok from the railroad, and they will start North River Rd. improvements in July.

PUBLIC COMMENT

Ray Musser stated he had submitted comments that he thought would be read into the record. Town Manager Janet Hawkinson reported that the commissioners were sent the comments via email and were given hard copies, however the Town has been advised by the Town Attorney that if letters are to be read at meeting, it should be done by the person (or representative) who submitted the comments. Mr. Musser explained he did not have a copy in hand to read, but he will bring it up at next meeting.

PUBLIC HEARING I

PRO 2021-1 An application to amend The Land Development Code, Sections 6.01 Use Table

Staff Presentation

Community Development Director Brian Rushe explained that there were a few uses in the Use Table in the Land Development Code that they were proposing to change from “permitted uses” to requiring a “conditional use permit”. Hemp growing and processing, marijuana processing and testing, drive thru restaurants, and gravel pits were the uses for the proposed changes.

Public Comment

None

Planning Commission Discussion

Commissioner Harbaugh inquired what prompted the changes, especially the hemp and marijuana items. Mr. Rusche explained that this would allow for Commission and Board review on a site-by-site basis. Commissioner Harbaugh asked how the CUPs are monitored, controlled and enforced. Mr. Rusche stated that would fall under the Community Development Department.

Commissioner Hull asked about the use of butane for processing hemp and noted it is very dangerous. Discussion continued and Mr. Rusche pointed out that it was already addressed in the code.

Commissioner Prinster asked if the CUPs expired after 3 years. Discussion continued and Mr. Rusche clarified how the follow-up process works.

Motion #3 by Commissioner Prinster, seconded by Commissioner Harbaugh, to recommend to the Board of Trustees to amend The Land Development Code, Sections 6.01 to change “permitted” uses to “CUP” as proposed.

A roll call vote was requested.

Yes: Commissioner Harbaugh, Wheeler, Prinster, Curry, Hull and Parker

No: None

Absent: None

Motion carried unanimously.

NEW BUSINESS

Town Manager Janet Hawkinson discussed a future retreat with the Planning Commission. Commissioner Prinster asked when the comprehensive plan will begin. Ms. Hawkinson reported that the Town plans to request funding for that in the fall. Commissioner Curry asked if there was recycling available south of Highway 6. Ms. Hawkinson clarified that is is an option (for a fee) for residents in single family homes, however it is up to owners of the multi-family complexes to make arrangements to have recycling.

ADJOURNMENT

Motion #4 by Commissioner Prinster, seconded by Commissioner Wheeler Chairman Parker adjourned the meeting at 6:46 pm.

X



Riley Parker
Planning Commission Chairman

X



Lydia Reynolds
Planning Technician