



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
December 6, 2022**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas with Commissioners present: Riley Parker, Don Bosch, and Ed Seymour. Vice Chair Leora Ruzin and Commissioner David Hull were absent. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Town Clerk Keli Frasier.

AGENDA ADOPTION

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

A voice vote was requested
Motion carried unanimously

ANNOUNCEMENTS

Community Development Director Brian Rusche reviewed the announcements listed on the agenda and announced the new program offered by the Town called TextMyGov.

APPROVAL OF MINUTES

Motion #2 by Commissioner Bosch, seconded by Commissioner Parker, to approve the Minutes from the October 18, 2022, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested
Motion carried

PUBLIC COMMENT

None was offered.

PUBLIC HEARING I

Chair Gekas opened the public hearing at 6:05 pm.

Community Development Director Rusche reviewed his staff report, citing the findings of fact and staff recommendations.

Community Development Director Rusche explained that building height is currently measured from the lowest finished grade to the top of the highest roof beam or the peak of a gable, hip, or pitched roof (Section 5.06.C of the Land Development Code). Mesa County utilizes another way to measure which is the average height between the eaves and the ridge line of a gable or hip roof. This method is used in unincorporated Mesa County, which includes areas adjacent to the Town of Palisade.

In evaluating any proposed amendment of the text of the Land Development Code, the following shall be considered:

1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements;
The proposed text amendment is consistent with the remainder of the LDC, as it does not change the residential design standard that favors pitched roofs nor does it change the maximum height in any zone.
2. The amendment must not adversely affect the public health, safety or general welfare;
The proposed text amendment would not affect the public health, safety or general welfare as all new buildings and renovations of existing buildings would still need to meet the standards of the building code.
3. The amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected;
Architectural styles change over time and the goal is to create standards that encourage new construction to complement historic styles, while it is still necessary to design to modern codes.
4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or
The proposed text amendment does not go against any state or federal statutes or case law.
5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.
The Town is currently updating the Comprehensive Plan. This amendment would not materially affect that project.

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

Commissioner Parker asked if there were any specific applications that are driving the proposed text amendments. Community Development Director Rusche responded that he has had a couple of inquiries from different builders but no formal applications.

Commissioner Bosch inquired if the text amendments included any minimum or maximum roof slopes as part of the recommendation. Community Development Director Rusche clarified that the current code has a minimum slope but nothing about a maximum. He went on to state that no building heights are being changed, just how the height is measured.

Commissioner Seymour asked if this proposed change is being recommended to encourage more sloped instead of flat roofs. Community Development Director Rusche stated that the code already encourages sloped roofs and that this proposed amendment is about making the roofs and height work architecturally while providing comfortable ceiling heights underneath.

Motion #3 by Commissioner Seymour, seconded by Commissioner Parker, to forward a recommendation of approval of PRO 2022-17 – Building Height Measurement Text Amendment to the Board of Trustees.

A roll call vote was requested

Yes: Commissioner Seymour, Commissioner Parker, Commissioner Bosch, Chair Gekas

No:

Absent: Vice-Chair Ruzin, Commissioner Hull

Motion carried

Chair Gekas closed the public hearing at 6:15 pm.

UPDATE ON THE PALISADE GAME PLAN/COMPREHENSIVE PLAN UPDATE

Kris Valdez of Community Planning Strategies launched a presentation of the Town of Palisade 2022 Game Plan and delivered the Project Status Summary to the Steering Committee.

The consensus of the Commission is to move forward with posting chapters 1-5 to the website.

ADJOURNMENT

Motion #4 by Commissioner Bosch, seconded by Commissioner Parker, to adjourn the meeting at 6:58 pm.

A voice vote was requested
Motion carried

X 

Amy Gekas
Planning Commission Chairperson

X 

~~Shelley Kopasz~~ Keli FRASIER
~~Administrative Assistant~~ TOWN CLERK