



**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. 8<sup>th</sup> 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. 8<sup>th</sup> 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



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Riley Parker  
Planning Commission Chairman

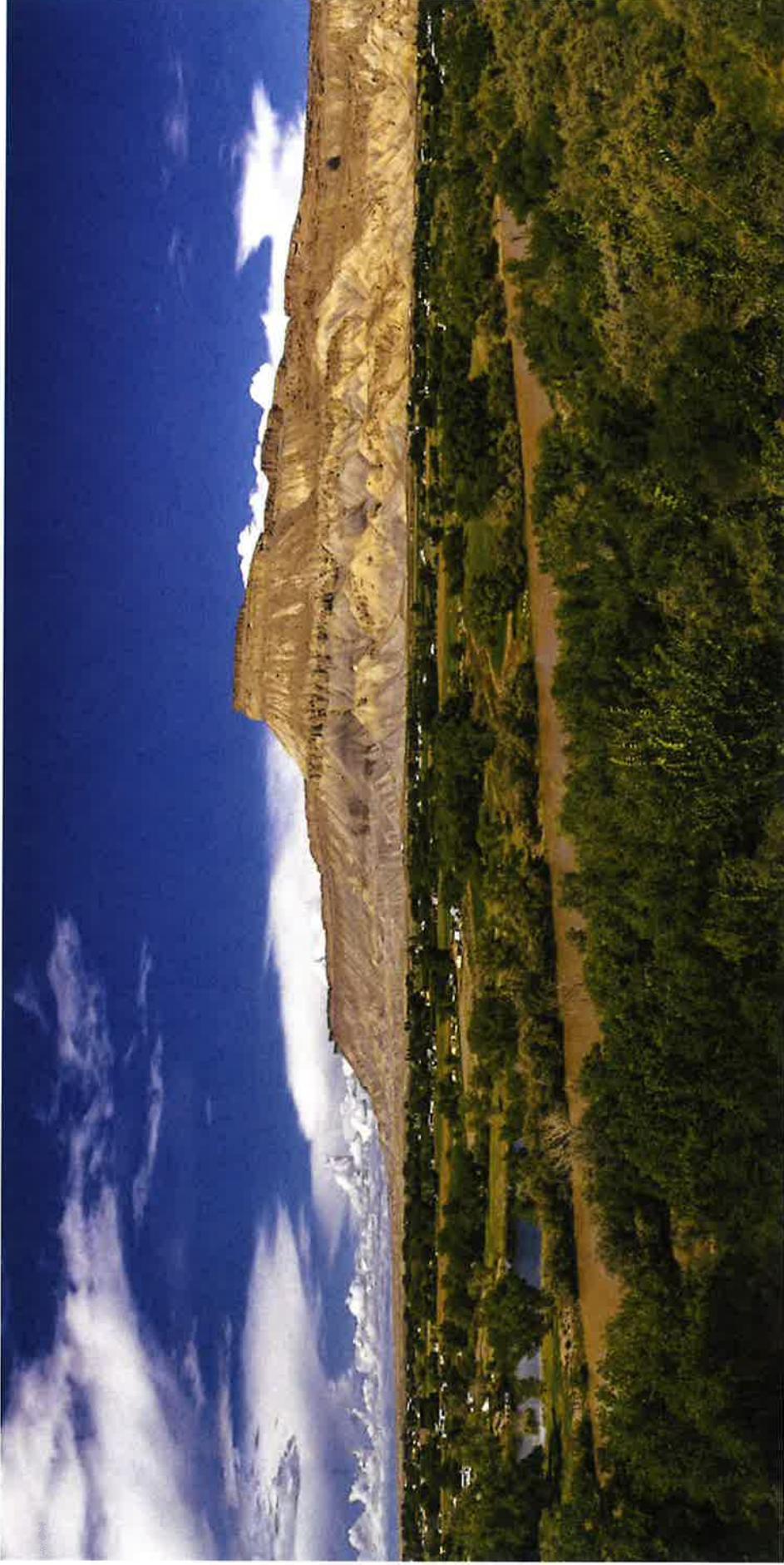
X



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Shelley Kopasz  
Administrative Assistant

# 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 8<sup>th</sup> 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



Before



After



Before



After

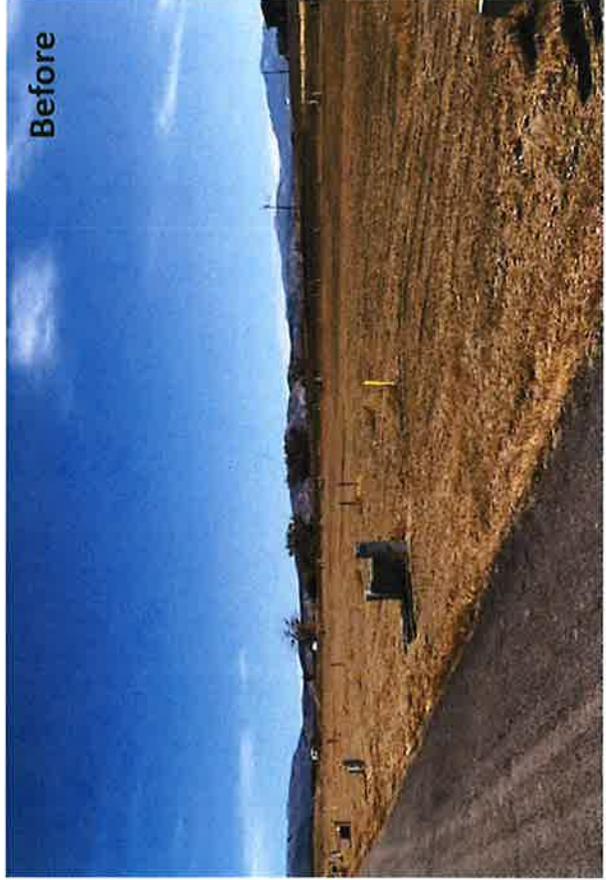
# Improving Our Communities is Our Main Focus



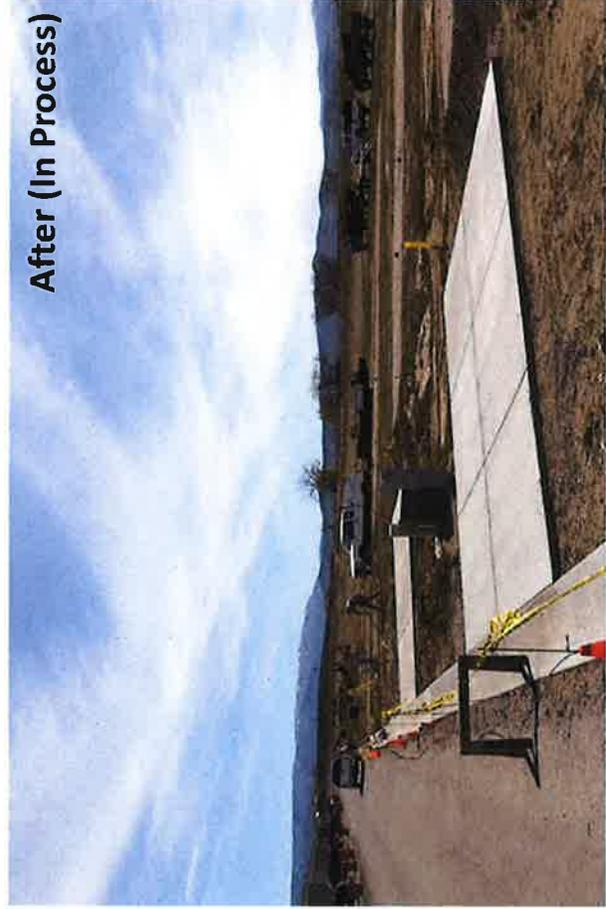
Before



After



Before



After (In Process)

# 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.



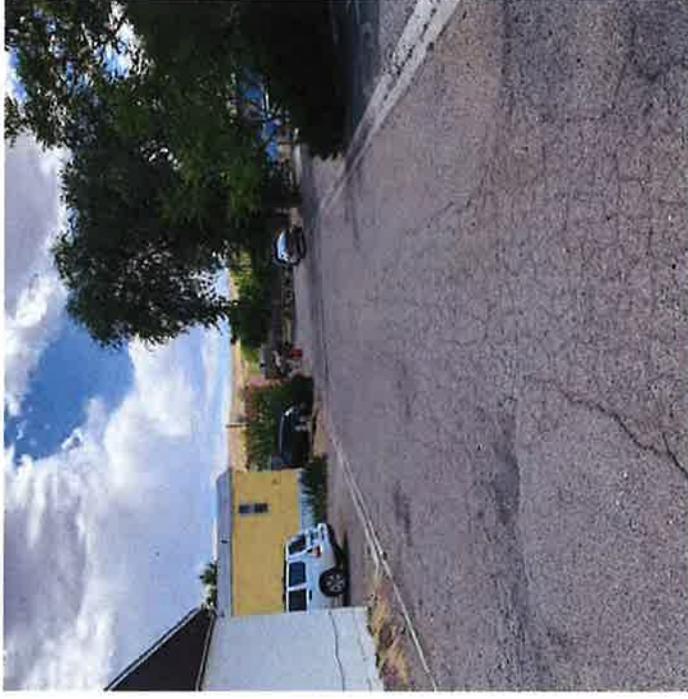
## Failing Sewer Line

- 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

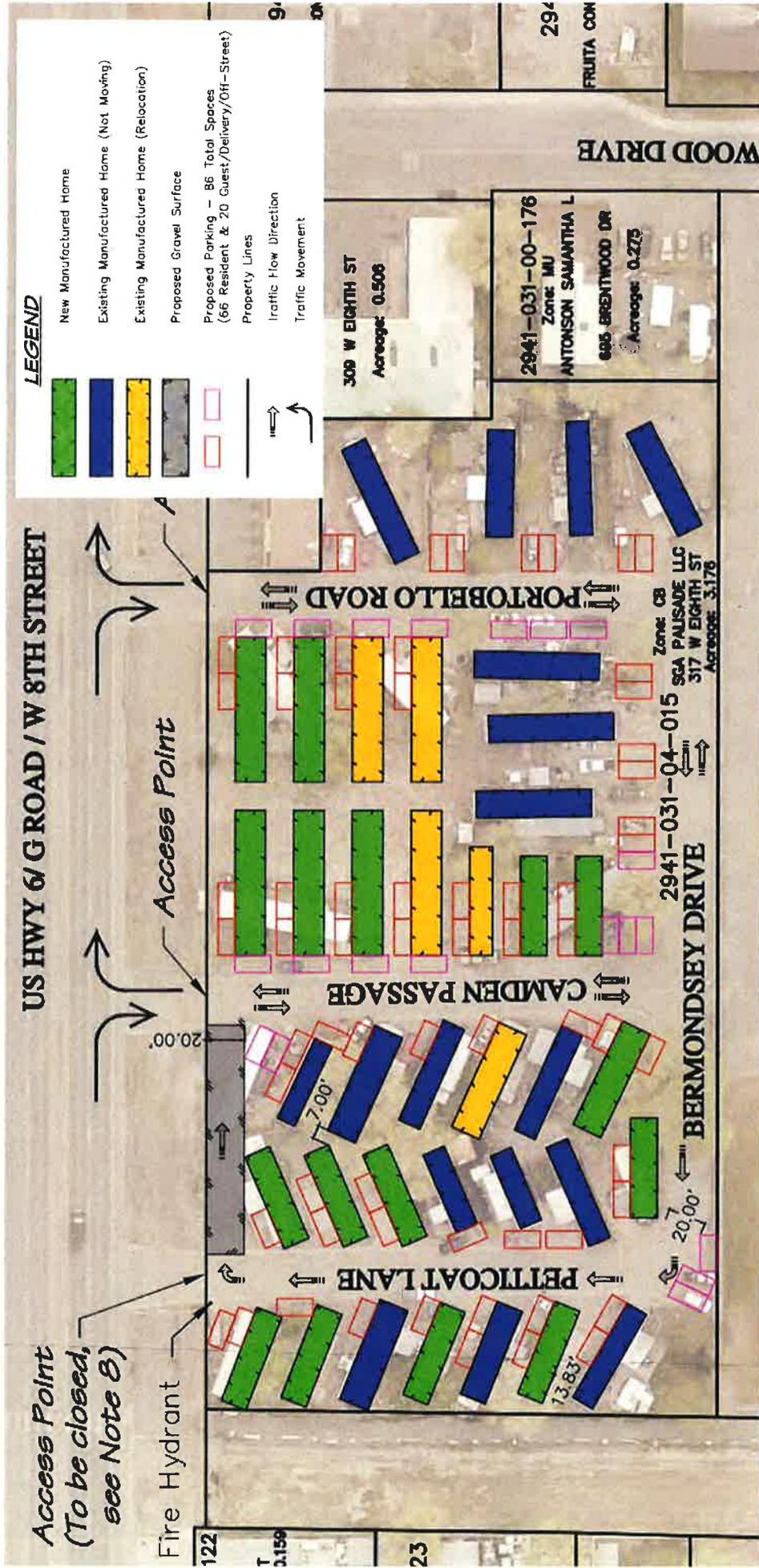
- There are numerous vacant lots in the community where homes were once present
- Under the current zoning and setback requirements, we are unable to fill vacancies due to size constraints
- These have the potential to be filled with new homes and provide an affordable housing solution for Palisade



## Closing 8<sup>th</sup> Street Entrance

- As part of the 8<sup>th</sup> 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 8<sup>th</sup> 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?

