



AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado
341 W 7th Street (Palisade Civic Center BOARD ROOM)

August 12, 2025

6:00 pm Regular Meeting

A live stream of the meeting may be viewed at:

<https://us06web.zoom.us/j/3320075780>

- I. **REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **AGENDA ADOPTION**
- V. **ANNOUNCEMENTS**
 - A. **GET INVOLVED WITH OUR COMMUNITY! UPCOMING PUBLIC MEETINGS**
(Palisade Civic Center, 341 W 7th Street):
 1. **Planning Commission** – Tuesday, August 19, 2025, at 6:00 pm
 2. **Tourism Advisory Board** – Wednesday, August 20, 2025, at 9:00 am
 3. **Board of Trustees**– Tuesday, August 26, 2025, at 6:00 pm
 - B. **AMERICA’S FARMLAND TRUST** Farmers Market Celebration starts August 1, 2025, through September 30, 2025, and Palisade Sunday Farmers' Market is competing! This national campaign recognizes markets that impact their communities. Vote here: <https://markets.farmland.org/markets/309110>
 - C. **PALISADE PEACH DAYS – 57TH ANNUAL PEACH FESTIVAL** in Riverbend Park is on Friday, August 15, 2025, AND Saturday, August 16, 2025. Visit <https://palisadecoc.com/events/palisadepeachfest/> for a complete list of events and times.
 - D. **SHORT-TERM VACATION RENTALS** The Town of Palisade has established a Short-Term Vacation Rental (STVR) program with 12 resident permits available. This prescreening survey will help determine if you should proceed with the formal application process: <https://forms.gle/gFrGHbPHd2VNkDGz7>
- VI. **TOWN MANAGER REPORT**
 - A. **Wildfire Presentation from Fire Chief**
 - B. **Town Grouch Sign Replacement**
 - C. **2026 Town of Palisade Budget Work Session – September 2, 2025**

VII. CONSENT AGENDA

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or any Board Member may ask that an item be removed from the Consent Agenda for individual consideration.

A. Expenditures

- Approval of Bills from Various Town Funds – July 09, 2025 – July 29, 2025

B. Minutes

- Minutes from July 22, 2025, Regular Board of Trustees Meeting

C. One Riverfront Appointment

- Tom Freimann to replace Alyssa Jones (resigned)

VIII. PUBLIC HEARING I**A. Kestrel Landing Subdivision: Concept Plan Review**

The Board of Trustees will review a concept plan for a proposed subdivision at 3701 G Road (parcel #2941-032-00-156).

1. Staff Presentation
2. Applicant Presentation
3. Public Comment
4. Board Discussion
5. Applicant Closing Statement
6. Direction – Provide the Applicant with an initial evaluation of the Kestrel Landing Subdivision Concept Plan.

IX. NEW BUSINESS**A. Peach Street Paving Bids**

The Board of Trustees will consider directing the Town Manager to enter into a contract with Blackstone Pavement Preservation for Peach Avenue improvements.

1. Staff Presentation
2. Board Discussion
3. Decision – Motion, Second, and Rollcall Vote to: Approve or deny directing the Town Manager to enter into an agreement with Blackstone Pavement Preservation for Peach Avenue improvements for a total amount not to exceed \$87,303.70.

X. PUBLIC COMMENT

All those who wish to speak during public comment must sign up on the sheet provided outside the boardroom doors. Please keep comments to 3 MINUTES OR LESS and state your name and address. Neither the Board of Trustees nor staff will respond to comments at this time. The Board may direct staff to look into specific comments to bring back as an Agenda item at a future meeting; however, the Board reserves the right to clarify information from comments that are factually incorrect.

All emails sent to the Town Clerk for public comment will be forwarded to the Board of Trustees. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in person and make said statements to the Board directly.

XI. COMMITTEE REPORTS**XII. ADJOURNMENT**

Capital Projects to Date

Waste-Water Consolidation to Clifton**\$24 million**

- Winter Construction (canal drained) – Fall 2025 – Fall 2026
- Abandonment of existing lagoons – 1 year – Summer 2026 – 2027

DOLA Grant – Engineering Waste-Water Consolidation**\$2 million**

- Submitted Grant Request of \$1million for engineering on water-consolidation project – 50% match for \$2 million – complete Fall 2025

Roundabout Highway 6 – CDOT**CDOT Project**

- Construction Begin Fall 2025
- Town working closely with CDOT – Town responsible for lighting, landscaping, irrigation, bike lane definition

Multi-Modal Sidewalk Grant Award for Elberta – 1st Street to Wine Cty Rd.**\$2 million**

- Town awarded \$1.8 million in grant funds from CDOT for multi-modal path
- Town match 20% at \$200,000 - Includes 2 bridges over canal
- Construction Fall 2025 – April 2026

Land Use Code Update**\$40,000**

- DOLA grant \$20,000 - Town \$20,000 total \$40,000
- Project being completed with grant 7/29/2025

Boat Ramp – River Path Access	\$150,000
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- Design/ Engineering Plans complete
- Waiting Approval of Army Corp Permit
- Fall/ Winter Construction 2026-2026

WRAP – Wildfire Ready Action Plan – Regional Watershed Planning	\$ Regional Grant Fund
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- The Town of Palisade is part of a regional grant to plan wildfire management in the town's watershed. When complete the opportunity for grant funding to implement infrastructure.

Community Center	\$ Estimate????
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- The building has been closed for use due to the failing HVAC system and structural damage.
- To date architectural and construction review has been completed. This report is an analysis of the updates needed to the building.
- Asbestos reports are complete.

Palisade Irrigation	\$
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- The Town took over Palisade Pipes & Lateral Irrigation System.
- This infrastructure provides irrigation water to roughly half of the town from the Price Ditch.
- The mapping of the infrastructure is 90% complete.
- Next step is a rate study for the system.
- A study also needs to be conducted on how much water from the Price Ditch can be utilized.

Palisade Swimming Pool	\$15,000
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- The Trustees have directed to begin a preliminary design on a swimming pool remodel.

Recently Completed Capital Projects

Fiber	50% DOLA Grant - 50% Town	\$450,000
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- Project Complete 6/2025 - CDOT fiber going live – Town connected

TAP Grant Sidewalks –	80% Grant – 20% Town	\$1 million
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- Project Complete – remaining funds to CDOT roundabout project

<u>Troyer Sewer Lift Station</u>

- DOLA grant 80% - Town 20% - total \$346,645.00
- Project Complete 6/2025

<u>Hydraulic Model Study</u>

- DOLA grant \$20,000 - Town \$30,000 total \$50,000
- Project Complete 1st Quarter 2024

Veterans Park Playground	\$75,000
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- \$75,000 Lotto & Trailer Park Development Funds
- Completed Fall 2023

Clinic	\$5 million
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- Project Construction Complete – Town owns the building and leases
- Project 100% grant funded at \$5 million

<u>Renovation Historic Gym</u>

- A new south wall and indoor staircases were constructed, opening the historic bleachers back into the gym space.

<u>MMOF Safety Improvements to Highway 6</u>
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- Highway 6 was remodeled with left hand turn lanes, the removal of a lane and the addition of pedestrian safety refuge and detached sidewalks with landscaping



PALISADE BOARD OF TRUSTEES

Meeting Date: August 12, 2025

Re: Consent Agenda

The Consent Agenda has been attached as a separate document for ease of reading.

Included in the consent agenda are:

- A. **Expenditures**
 - Approval of Bills from Various Town Funds – July 9, 2025 – July 29, 2025
- B. **Minutes**
 - Minutes from July 22, 2025, Regular Board of Trustees Meeting
- C. **One Riverfront Appointment**
 - The Town of Palisade is required to ratify the selection of the One Riverfront Commission.



PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: August 12, 2025

Presented By: Community Development Director

Department: Community Development

Re: Kestrel Landing Subdivision: Concept Plan

SUBJECT:

Purpose of Concept Plan: The stated purpose of a Concept Plan is to allow the Planning Commission and the Board of Trustees to preview a proposed subdivision. It provides them with an opportunity to offer an initial evaluation regarding the subdivision layout and design, public open space, public dedications, and public improvements.

This plan is specifically required for any residential subdivision consisting of ten (10) or more lots.

RECOMMENDATION:

Provide the Applicant with an initial evaluation of the Kestrel Landing Subdivision Concept Plan.



175 East Third Street
P.O. Box 128
Palisade, CO 81526

Phone: (970) 464-5602

Fax: (970) 464-5609

www.townofpalisade.org

COMMUNITY DEVELOPMENT STAFF REPORT MAJOR SUBDIVISION

RE: Major Subdivision: Concept Plan – Kestrel Landing Townhomes 3701 G Road (Parcel # 2941-032-00-156)

APPLICATION SUMMARY:

The Town of Palisade received an application for a concept plan at 3701 G Road (Parcel # 2941-032-00-156) as applied for by Three Sail Enterprise. The concept is intended for early feedback and refinement before more detailed preliminary and final plat applications. The application is for a townhouse development with nine (9) individual townhouse units in the form of three (3) triplex buildings with frontage off Shiraz Ave. The property is currently zoned Hospitality Retail (HR), and townhomes are permitted under HR zoning.

The applicant had a pre-application conference on 2/13/2025 and has been in frequent communication with staff since 06/06/25 to bring forward a concept plan that aligns with the adopted codes of the Town of Palisade.

This application is being presented to the Planning Commission on 08/05/25 for their review and recommendation. The Planning Commission will review the application and forward its evaluation and any comments or concerns to the Board of Trustees for consideration.

KESTREL LANDING 3701 G RD



7/28/2025, 2:12:03 PM



Town of Palisade, Colorado



1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.02 0.05 km
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Erii Community Maps contributors, Map layer by Erii

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Erii Community Maps contributors, Map layer by Erii | Source: Erii, Maxar, Earthstar Geographics, and the GIS User Community | Mesa County GIS | City of Grand Junction GIS |

Town of Palisade LDC Section 4.05 Major Subdivision – Concept Plan

Compliance with the Land Development Code (LDC)

Utilize Existing Infrastructure

The development utilizes existing infrastructure and proposes access and utilities from Shiraz Ave.

Fire Hydrant Proximity

The proposed development complies with fire safety requirements for hydrant proximity. There is an existing fire hydrant adjacent to the proposed development, providing adequate fire protection coverage for all proposed townhome units.

Section 10.08

Open Space Requirement

The proposed development is under 10 dwelling units and is not required to adhere to the open space dedication. Section 9.13.C.3

Landscaping

The Preliminary and Final Plat will adhere to all landscaping, buffering, and stormwater requirements. Section 10.03 / Section 9.02

Parking

The development complies with the required two spaces per dwelling unit. Section 10.01

Dimensional Standards

The development complies with all applicable dimensional standards (setbacks, height, building separation, impervious surface, etc.) for Townhomes in the HR district. Section 5.04

Mandatory HOA

The development will establish a mandatory Homeowners Association (HOA) to maintain common areas and shared infrastructure. Section 10.09

Density

The development meets the maximum density requirement of 11 dwelling units per acre allowed in the HR zoning district. The proposed 9 townhome units on approximately 0.82 acres of townhome lots and HOA common areas results in a density of approximately 11 units per acre, which complies with the district standards. Section 5.04

Zoning

The proposed Kestrel Landing subdivision requires a zoning change from the current Hospitality Retail (HR) designation to Multifamily Residential (MFR) zoning. The subdivision will create individual townhome lots that will be sold as separate residential properties to individual homeowners, which requires appropriate residential zoning designation. The MFR zoning will provide the necessary regulatory framework for this type of attached residential development and ensure compliance with local land use regulations.

RECCOMENDATION:

Staff is requesting that the Planning Commission review the Concept Plan for Kestrel Landing Townhomes and forward its evaluation to the Board of Trustees.

REQUIRED ATTACHMENTS:

- (a) vicinity map
- (b) legal description of the site
- (c) general topographic features
- (d) labeled access to the site from existing street network
- (e) location of common (shared) areas
- (f) location and areas of lots, rights-of-way, public open space, school land, irrigation and drainage features, and water ways
- (g) land use summary that includes the total area; acreage of developable land; number of residential units by type of dwelling units; and residential units per acre of developable land

DOCUMENTS PROVIDED BY THE APPLICANT:

Vicinity Map

Kestrel Landing Townhomes



Legal Description

CONCEPT PLAN SUBMITTAL

Kestrel Landing Townhomes

BEG NE COR W2 W 20A LOT 4 SEC 3 1S 2E UM W 235FT S 290FT E 235FT N TO BEG & BEG
NW COR SD LOT 4 S 89DEG51'48SEC E 94.97FT S 0DEG01'48SEC W 290FT S
89EG51'48SEC E 234.91FT S 0DEG01'50SEC E 137.98FT S 89DEG58'48SEC W 309.80FT N
0DEG01'12SEC E 398.61FT N 89DEG51'48SEC W 20FT N 0DEG01'12SEC E 30FT TO BEG
EXC ROAD ROW PER RN-3101977 RECD 8/21/2024 MESA CO RECDS

Topographical Features Map

CONCEPT PLAN SUBMITTAL

Kestrel Landing Townhomes





GENERAL NOTES:

HR Existing Zoning
Mixed Use Future Land Use (2023 Comp Plan)

Proposed # of Townhomes 9 Units
Area of disturbance: 0.82 Ac.
Gross acreage of land 2.96 Ac.
Max Density allowed in HR 32 Units
(11 un/ac per LDC 5.04.D)

HOA Maintained Landscape Easements for front and side yards. Private rear yards.

TOWNHOME BUILDING NOTES:

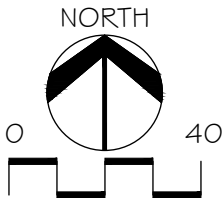
End Unit Attributes (Lots 1,3,4,6,7,9):

- One level (*Height ±16'*) [*Max 25'*]
- 1,100-1,600sf
- 2 or 3 Bedroom
- 2 Car garage
- Side entry (*optional*)
- Private rear yard (*10' Min*)

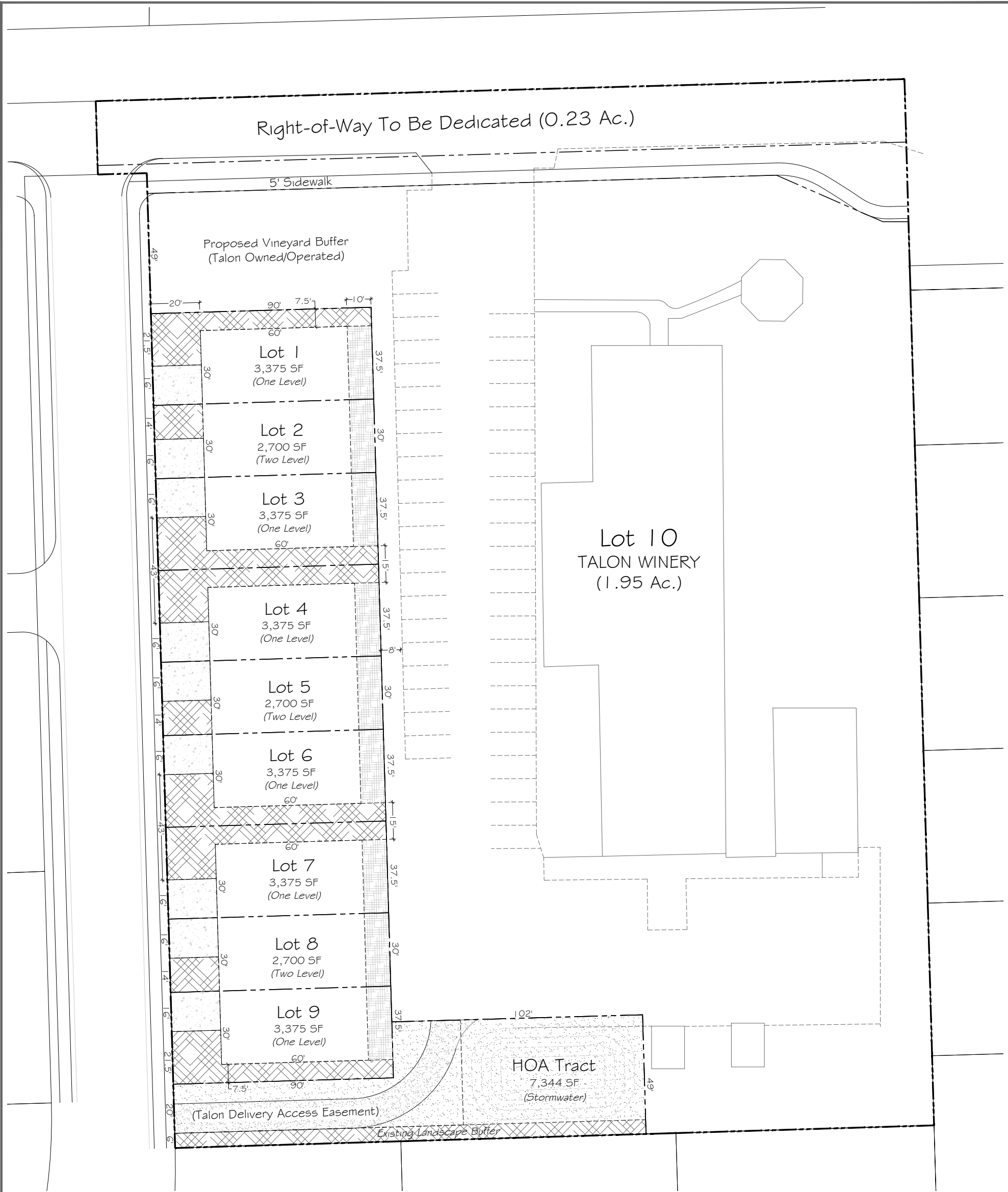
Middle Unit Attributes (Lots 2,5,8):

- Two level (*Max Height 25'*)
- 1,300-1,800sf
- 2 or 3 Bedroom
- 2 Car garage
- Front entry
- Private rear yard (*10' Min*)

Concept Plan
9 Townhouse Units (3 Tri-plex)
KESTREL LANDING TOWNHOMES



STRATEGIC PLANNING
&
PROJECT ADVOCACY
GRAND JUNCTION, CO
970-210-7680
KEHLERS@THREESAIL.NET



GENERAL NOTES:

HR Existing Zoning
Mixed Use Future Land Use (2023 Comp Plan)

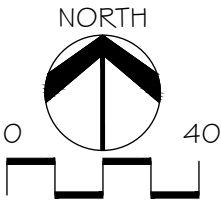
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KESTREL LANDING TOWNHOMES



3SE STRATEGIC PLANNING & PROJECT ADVOCACY
THREE SAIL ENTERPRISE
GRAND JUNCTION, CO
970-210-7680
KEHLERS@THREESAIL.NET

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	U	HR	CP	Specific Use Standards
Residential Uses												
Alley-loaded house			P	P	P	P						Section 7.01O
Group home (8 or more)		C	C	C	P	P		P				Section 7.01J
Manufactured home park or subdivision			C	C								Section 7.01I
Multifamily					C					C		Section 7.01G
Nursing home or assisted living center		C			P	C	P	P	P			Section 7.01K
Single-family detached		P	P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P	P						Section 7.01M
Townhouse				P	P	P				P		Section 7.01F
Two-family dwelling (duplex)				P	P	P						Section 7.01B
Upper-story residential		P				P	P	P	P	P		Section 7.01H
Zero lot line house				P	P	P						Section 7.01D

Site and Infrastructure

The proposed townhouse development will activate a currently vacant and underutilized strip of land adjacent to Shiraz Drive, without requiring the extension of any new public infrastructure. The site is not currently in agricultural production or any other active use, and therefore no existing uses will be displaced as a result of the project.

Stormwater detention will be accommodated within a designated HOA tract located at the southern end of the site, approximately 100 feet from the roadway. Sewer and water services will connect to existing mainlines within Shiraz Drive. Where feasible, utility connections will be consolidated to minimize surface disruption during construction.

The buildings are anticipated to have 15' of separation, but any architectural variations that encroach within the targeted 15' of separation will comply with applicable building codes and the setback requirements of Section 5.06.G.5 of the Land Development Code.

Land Use Summary:

28,350sf (0.65 Ac.)	Townhouses (Lots 1-9)
84,729sf (1.95 Ac.)	Talon Property (Lot 12)
7,344sf (0.16 Ac.)	Stormwater & Access Facilities
<u>8,605sf (0.20 Ac.)</u>	<u>Hwy 6 Right-of-Way Dedication</u>
129,025sf (2.96 Ac.)	Total Area

Architectural Features & Landscaping

The proposed development will consist of a mix of two- and three-bedroom townhouse units, ranging in size from approximately 1,200 to 1,800 square feet. The architectural concept emphasizes variety and visual interest through a combination of unit heights and floorplans. For example, end units may be designed as single-story residences, while interior units are expected to be two-story, subject to refinement during final design development.

Front and side yard areas will be located within individual lots and maintained by the Homeowners Association through a recorded landscape maintenance agreement and easement. These areas will not be placed in a separate tract. Each unit will also include a private rear yard located within the rear setback area, offering individual outdoor space for residents.

Garages and integrated storage areas are included within each unit to accommodate a range of owner needs, including commuter vehicles, recreational gear, and alternative transportation options such as bicycles or scooters. Driveway access points are consolidated wherever feasible to reduce sidewalk crossings and maintain spacing that is consistent with surrounding neighborhood patterns.



PALISADE BOARD OF TRUSTEES
Agenda Item

Meeting Date: **August 12, 2025**

Presented By: **Community Development Director**

Department: **Community Development**

Re: **Kestrel Landing Subdivision: Concept Plan**

PLANNING COMMISSION COMMENTS:

At the August 5, 2025, Regular meeting of the Palisade Planning Commission, the following evaluations were expressed:

- The need for a traffic study was the main area of Commission discussion – specifically focusing on:
 - the impact of so many new driveways exiting to Highway 6
 - the safety of the intersection
- The concept will add to the housing stock in Palisade, which is very much needed
- The plan is a good use of the vacant land
- The winery's new delivery exit is a good change to the current situation



PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: August 12, 2025

Presented By: Brian Flenniken, Public Works Director

Department: Public Works

Re: Peach Avenue Asphalt Restoration

SUBJECT:
Peach Street Asphalt Restoration/Budget Amendment

Summary
Blackstone Pavement Preservation has provided a bid to apply micro surfacing treatment to Peach Avenue between 3rd Street and 8th Street. The amount for preparation and patching is not to exceed \$15,638, and Micro Surfacing in the amount of \$59,721.42 plus a 20% contingency for material usage (not to exceed \$71,665.70).

DIRECTION:
Approve or Deny directing the Town Manager to enter into a contract with Blackstone Pavement Preservation for Peach Avenue Asphalt Restoration for a total amount not to exceed \$87,303.70.

