



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

October 28, 2025

6:00 pm Regular Meeting

A live stream of the meeting may be viewed at:

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

WORK SESSION to follow the meeting

- 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. **Board of Trustees** – Tuesday, November 4, 2025, at 6:00 pm
 2. **Planning Commission** – Tuesday, November 18, 2025, at 6:00 pm
 3. **Tourism Advisory Board** – Wednesday, November 19, 2025, at 9:00 am
 4. **Planning Commission** – Tuesday, December 2, 2025, at 6:00 pm
 5. **Board of Trustees** – Tuesday, December 9, 2025, at 6:00 pm
 6. **Tourism Advisory Board** – Wednesday, December 17, 2025, at 9:00 pm
 - B. **LEAF PICK-UP** began Monday, October 27, 2025, and will continue through the first week of December, dependent upon weather. Please visit <https://palisade.colorado.gov> to view the schedule map and restrictions on items that will be picked up.
 - C. **TRICK-OR-TREAT STREET, TOUCH-A-TRUCK, AND PET PARADE** will be on Friday, October 31, 2025, in downtown Palisade from 3:00 pm – 6:00 pm, with the pet parade at 5:00 pm. Visit <https://palisade.colorado.gov/> or call (970) 464-5602 for more information.
 - D. **TOWN OFFICES WILL BE CLOSED** Tuesday, November 11, 2025, in observance of Veterans Day.
 - E. **TOWN OFFICES WILL BE CLOSED** Thursday and Friday, November 27-28, 2025, in observance of Thanksgiving.

VI. TOWN MANAGER REPORT

- A. Federal Mineral Lease Grant award for Police K-9 Unit
- B. Direction Regarding a Commitment for Proposition 123 - Affordable Housing Commitment through DOLA

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. Minutes

- Minutes from October 14, 2025, Regular Board of Trustees Meeting

NOTE: Expenditures are not included in this Consent Agenda, as the Board of Trustees will have its next meeting on November 4, 2025 (next week). The November 4 Consent Agenda will include expenditures for three weeks instead of the regular two weeks.

VIII. PUBLIC HEARING I**A. ORDINANCE 2025-09 A Text Amendment to the Palisade Land Development Code Adopting Residential Use Standards**

The Board of Trustees will consider ORDINANCE 2025-09, amending the Palisade Land Development Code to adopt Residential Use Standards.

1. Staff Presentation
2. Public Comment
3. Board Discussion
4. Decision - Motion, Second, and Rollcall Vote to: Approve or deny ORDINANCE 2025-09 amending the Palisade Land Development Code to adopt Residential Use Standards.

IX. 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 to the Board of Trustees is required to appear in person and make said statements to the Board directly.**

X. COMMITTEE REPORTS**XI. ADJOURNMENT****XII. WORK SESSION**

- A. 2026 Budget



PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: **October 28, 2025**

Presented By: **Community Development Director**

Department: **Community Development**

Re: **Proposition 123**

SUBJECT:

Filing a commitment makes a local or tribal government, along with entities operating within their jurisdiction, eligible to apply for funding through programs implemented by the Colorado Department of Local Affairs (DOLA) and the Office of Economic Development & International Trade (OEDIT), in partnership with the Colorado Housing and Finance Authority (CHFA).

Local governments, non-profits, community land trusts, private entities, and developers are eligible for this funding only if the proposed project or program takes place within a municipality, county, or sovereign tribal land that has successfully filed a commitment with the Division of Housing (DOH). A commitment outlines that jurisdiction's goal to increase affordable housing stock above an established baseline, which equals 3% annually until December 31, 2026.

The last opportunity for jurisdictions to submit a commitment filing for the first 3-year commitment cycle will be November 1, 2025.

DIRECTION:

Provide staff with direction to submit or not submit a commitment filing for the first 3-year commitment cycle before November 1, 2025



Proposition 123 Compliance

FAQs

What is considered affordable housing under Proposition 123?

Affordable housing is defined in Proposition 123 as follows:

- Rental housing at or below 60% Area Median Income (AMI), or
- For-sale housing at or below 100% AMI, and
- Which costs the household less than 30% of its monthly income.

Proposition 123 allows housing units at higher AMIs to be counted as affordable housing in the following instances:

- Rural Resort jurisdictions that have successfully petitioned to the Division of Housing to use alternate AMI levels, and
- Housing projects funded by OEDIT's Affordable Housing Financing Fund, where AMI averaging is allowed and complies with the terms of the program.



Jurisdictions are encouraged to reach out to the Proposition 123 Community Support Team if they have concerns or questions about meeting their requirements.

Is a unit counted at time of permit or certificate of occupancy?

For new construction projects, **units are counted at the time the building permit is issued.**

This refers specifically to the first permit that allows physical construction to begin on the housing units themselves. For tribal governments, equivalent construction authorization documents serve the same purpose.

For preservation and conversion projects, **units are counted at the time the building permit is issued (if renovation work requires permits) and when funding is fully secured.**

Can my jurisdiction work with another and how does that work towards counting units?

Regional collaboration and partnership is encouraged. Proposition 123 allows local and tribal governments to work together and share unit credit for affordable housing produced through joint efforts. Jurisdictions must establish a formal written agreement that:

- Specifies how units will be allocated among participating jurisdictions.
- Ensures that no one unit is counted twice.
- Outlines each jurisdiction's role in the project (e.g., land contributions, infrastructure, permitting).



Proposition 123 Compliance

FAQs

Can I submit compliance information early or do I have to wait until the end of the reporting period?

You don't have to wait—**early submissions are encouraged**. This helps ensure everything is in order and allows time to resolve any questions or missing documentation before the deadline. Jurisdictions must submit information demonstrating that they have met their affordable housing commitments by December 31st, 2026.

What happens if my jurisdiction does not meet its Unit Commitment by December 31, 2026?

If a local or tribal government does not meet its commitment to increase affordable housing units by the end of the 3-year funding cycle, they will be **ineligible to receive Proposition 123 funding for calendar year 2027**. The jurisdiction will have the opportunity to file a new commitment for subsequent years of the funding cycle after that year of ineligibility. **There is no clawback of funding already received.**

What happens if my jurisdiction has not implemented an expedited review/fast track process by December 31, 2026?

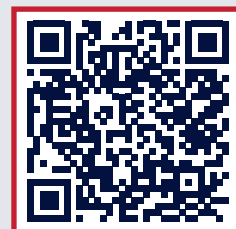
If a local government has not implemented an effective system to [“fast track” or expedite the development review process](#) by the December 31, 2026 deadline, the jurisdiction will be **ineligible for Proposition 123 funding indefinitely, or until the jurisdiction can demonstrate compliance with this requirement**. There is no clawback of funding already received, as long as the jurisdiction has made a demonstrated commitment to implement this requirement, or is actively working to implement this requirement.

Who should I contact if I have questions about unit counting?

Please contact the **Proposition 123 Community Support Team** for questions about unit counting, or [visit the Proposition 123 Compliance Information webpage](#) using the QR code or link below.

General Support
dola_prop123support@state.co.us

Ashley Weesner,
Proposition 123 Community Support Manager
ashley.weesner@state.co.us, 303-549-9382



cdola.colorado.gov/compliance-information



PALISADE BOARD OF TRUSTEES

Staff Report

Meeting Date: 10/28/2025
Department: Fire Department
Department Director: Fire Chief

Comments from the Fire Chief

The Acting in Capacity (AIC) program has been in effect for most of 2025. As we are nearing year-end, we will hold the formal Assessment Center process for a permanent promotion for the open Lieutenant position on Black Crew. I anticipate no less than four candidates participating in an all-day evaluation process. We will have professionals from outside the organization assisting in the process.

Administrative Update

- Continue to work with the fellow Directors on the 2026 Budget development.
- I have not been able to contact our current ambulance billing company for information. I will be requesting formal information from an alternative ambulance billing company with higher collection rates and better user dashboards.
- I had a conference call with Michelle Romano from FPPA on those who have requested retirement benefits but lack proper documentation and eligibility for back payment. Tentatively, the Palisade Rural Fire District is looking at \$28,000.00 back pay for one member alone. She has indicated that the fund is solvent enough to handle this expense and will be looking into several other individuals whose names have been submitted based on information in the files.
- Working on closing out grants from the SAFER Grant and DFPC Firefighter Health & Safety, both for PPE.

Personnel Update

- We have one member who has passed his NREMT Paramedic and has started the protocol process.
- The current probationary members are continuing to perform their rides with the various crews. We will be preparing them for their proficiency testing in December.
- Have one full-time member and one volunteer member starting the Paramedic Program through CMU.
- We had two members submit their resignations.

Training Update

- The D51 Fire Academy is finishing up the Emergency Medical Responder portion of the program and will be transitioning to the Firefighter I portion.
- In-service training has been conducted for the new extrication/stabilization equipment. A hands-on training is being scheduled.
- We will be hosting DFPC written testing on November 16, 2025.

Apparatus/Equipment Update

- Several members will be working on a minor restoration of Ol' Red. This will involve sanding and treating the ladder, bed slats, etc. Some minor electrical work will be performed and proper attachment of the exhaust system.
- Hose testing will be conducted over the next couple of weeks.
- All SCBA have had annual flow testing conducted with a couple of minor repairs covered by warranty completed.

Mesa County Fire Authority Update

- The MCFA Board of Directors has approved the proposed 2026 budget. It will still need to be published for public comment and adoption in November. The priority was for increased staffing incentives to help attract qualified/certified personnel to cover shifts at a stipend amount. Additional increases are allocated to equipment and training.
- Three members attended the Colorado Firefighters' Academy in Ignacio and participated in the "Rookie Track".
- They were awarded a FEMA Grant for the purchase of a water tender in 2022. The apparatus will be ready for inspection and pick up on November 9th in Sioux Falls, South Dakota. We are making arrangements for this trip.
- Have been working with their staff on getting an inventory of equipment and personal protective equipment done.
- Much of the annual testing for equipment and apparatus has not been completed for several years. Working to schedule and complete required testing.

Miscellaneous

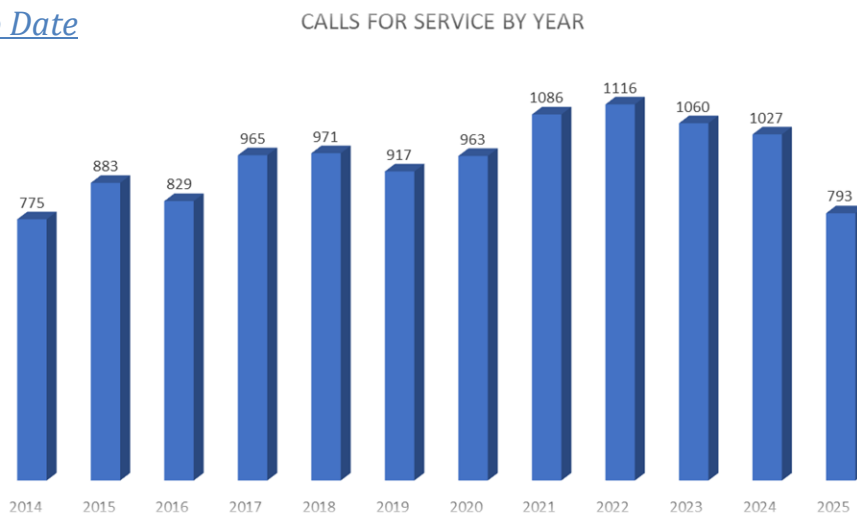
- Participated in the PHS Homecoming Parade
- Looking at opportunities to be a sponsoring agency for single resource deployments for All-hazards events. This would allow qualified individuals to respond to State and National events, and we would recoup a 2% sponsorship fee.

Operations

For the month of September 2025, the Palisade Fire Department responded to 108 calls. This is an increase of 9 calls compared to the same timeframe last year. For the year 2025 through the end of August, we responded to 787 calls for service, which is a decrease of 3 calls from 2024.

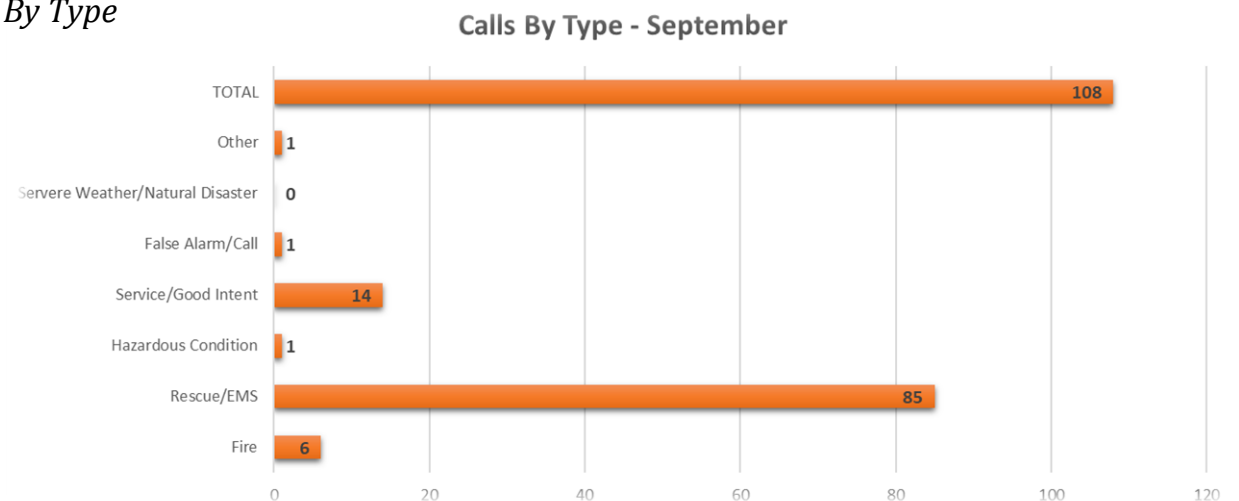
We have had a total of seven assignments, with the current one being on their third crew rotation swap. Each of the rotations is for a 14-day deployment. With the current governmental shutdown, it is uncertain if there will be another request.

Calls for Service to Date



Monthly Call Breakdown

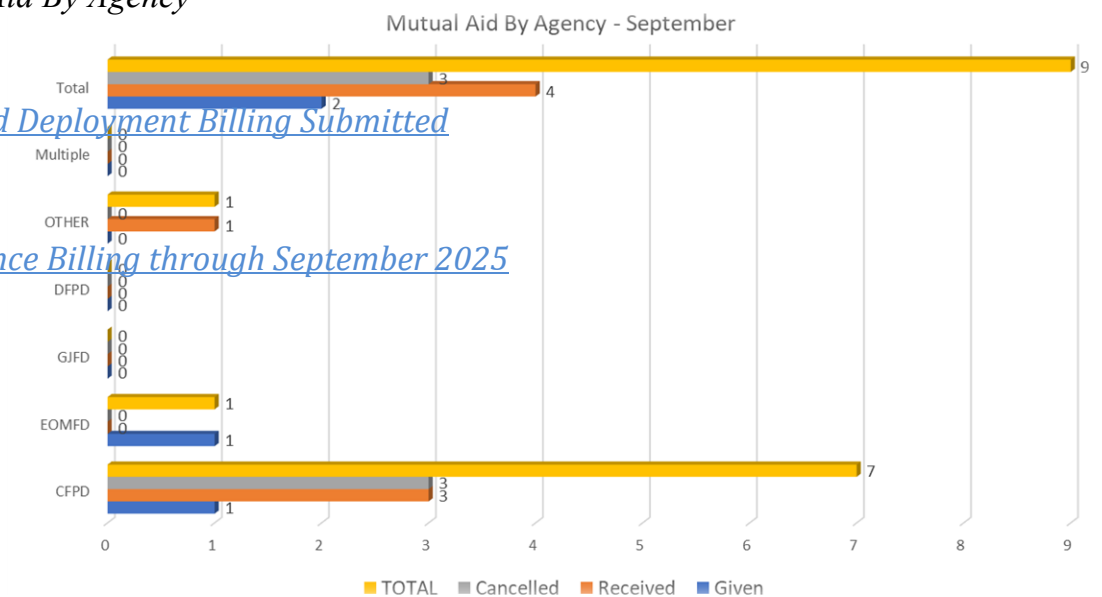
Call By Type



Call By Area



Mutual Aid By Agency



Wildland Deployment Billing Submitted

Ambulance Billing through September 2025



PALISADE BOARD OF TRUSTEES Staff Report

Meeting Date: **October 28, 2025**

Department: Police Department

Department Director: **Chief of Police**

Stats for September 2025:

In the month of September, we had 351 calls for service, which is a decrease of 41 calls from last month. We have been making progress toward being more proactive as we add staffing to our team and are looking forward to being fully staffed later this summer. While our calls for service are lower than last month, we typically see a slight slowdown as summer winds down.

Reports and Summons:

Case Reports 19
Supplement Reports 11
Arrests
 11 arrests

Traffic:

26 traffic citations were issued this month.

Training:

- Officers are working on annual in-service training within the agency. One of those training sessions was a night shoot for firearms proficiency. We are lucky to have an incredible firearms training team, as officers from other agencies wanted to attend our low-light/no-light shooting.
- Two officers attended a day-long training on Domestic violence cases. These cases are sensitive and can have significant ramifications to people's lives.
- Two officers attended MesaTac, an incredible training course hosted locally that teaches a variety of safety topics.

Investigations:

- PPD investigations have been working diligently on multiple cases and has been able to get three pleas in a significant case we have been working on over the last few months.

Significant Events:

- The agency also continues to grow and build a better foundation for operations with the talented staff we have. We are building policies and procedures to better handle and accommodate the needs of the town and agency.

- We were approached by CDOT to learn about what we are doing as an agency, as we are the only agency on the western slope that has seen a decrease in accidents. That is a compliment to our team being out in the community, visible, and ensuring traffic safety is monitored.

Code Compliance:

GENERAL OVERVIEW:

September was a very busy month with CODE. Mother Nature's "last hurrah" has been in full force, with much of the foliage around the Town continuing to explode on our walkways, corners, and alleyways. Many of the conversations showed that residents are simply unaware and happy to clean up their properties, whether it be weeds, brush, or rubbish. Finally, we are down to only a few aged cases this month (past 30 days). Those that remain are far more complicated in nature; however, we are working toward a resolution with each one.

OPEN CASES FROM SEPTEMBER 1-30, 2025:

- CASE #25-1925 DUMPSTER LOCATION / SCREENING
- CASE #25-1557 VEHICLE W/ EXPIRED TAG / APPLIANCES & CARS YARD
- CASE #25-2175 EXCESSIVE VEHICLES IN AND AROUND PROPERTY
- CASE #25-2209 NEGLECTED YARD WEEDS/TRASH
- CASE #25-2025 SHIPPING CONTAINER TO BE REMOVED
- CASE #25-2459 OVERFLOWING TRASH RECEPTACLES
- CASE #25-2494 OVERGROWN WEEDS/SHRUBS IN ALLEYWAY
- CASE #25-2539 ASBESTOS ABATEMENT CREW NEEDING ROW PERMIT
- CASE #25-2025 SHIPPING CONTAINER IN DRIVEWAY
- CASE #25-2471 WEEDS OVERGROWN IN ALLEYWAY OF TOWN CENTER
- CASE #25-2555 OVERGROWN SHRUBS/BUSHES AT EASEMENT
- CASE #25-2556 FELLED TREE REMNANTS IN FRONT OF PROPERTY
- CASE #25-2574 BUSHES/WEEDS OVERTAKING SIDEWALK
- CASE #25-1557 PUBLIC NUISANCE / STORAGE OF VEHICLES IN YARD
- CASE #25-2575 DELETERIOUS WEEDS ON SIDEWALKS / UNFOUNDED
- CASE #25-2472 OVERGROWN WEEDS IN ALLEYWAY
- CASE #25-2707 20' ROLLOFF ALERTED NEED FOR TEMP USE PERMIT
- CASE #25-2708 SHRUBS OVERTAKING SIDEWALK
- CASE #25-2709 LUMBER STACKED ON ADA RAMP OF SIDEWALK
- CASE #25-2704 WEEDS/SHRUBS OVERTAKING SIDEWALK
- CASE #25-2387 WEEDS OVERGROWN AT EASEMENT ON STREET
- CASE #25-2632 EXCEEDED LIMIT OF CAMPING ON PRIVATE PROPERTY
- CASE #25-2470 WEEDS/TRASH IN ALLEYWAY OF TOWN CENTER
- CASE #25-2722 FERAL CAT W/KITTENS NESTING UNDER PORCH QUERY
- CASE #25-2723 ASBESTOS ABATEMENT/VERIFIED PERMIT FROM STATE
- CASE #25-2729 PLANTS/SHRUBS OVERTAKING SIDEWALK
- CASE #25-2525 WEEDS OVERTAKING STREET / FALLEN FENCE
- CASE #25-2757 CAMPER VAN PARKED IN BIKE LANE
- CASE #25-2712 SHRUBS OVERTAKING SIDEWALK
- CASE #25-2756 TOWED ABANDONED VEHICLE / PROVIDE BILL OF SALE
- CASE #25-2711 WEEDS OVERTAKING SIDEWALK
- CASE #25-2798 SUSPECTED CONDITIONAL USE PERMIT VIOLATION

CLOSED CASES FROM SEPTEMBER 1-30, 2025:

- CASE #25-2459 OVERFLOWING TRASH RECEPTACLES
- CASE #25-2494 OVERGROWN WEEDS/SHRUBS IN ALLEYWAY
- CASE #25-2539 ASBESTOS ABATEMENT CREW NEEDING ROW PERMIT
- CASE #25-2025 SHIPPING CONTAINER IN DRIVEWAY
- CASE #25-2471 WEEDS OVERGROWN IN ALLEYWAY OF TOWN CENTER
- CASE #25-2556 FELLED TREE REMNANTS IN FRONT OF PROPERTY
- CASE #25-2574 BUSHES/WEEDS OVERTAKING SIDEWALK
- CASE #25-1557 VEHICLE W/ EXPIRED TAG / APPLIANCES & CARS YARD
- CASE #25-2575 DELETERIOUS WEEDS ON SIDEWALKS / UNFOUNDED
- CASE #25-2472 OVERGROWN WEEDS IN ALLEYWAY
- CASE #25-2707 20' ROLLOFF ALERTED NEED FOR TEMP USE PERMIT
- CASE #25-2708 SHRUBS OVERTAKING SIDEWALK
- CASE #25-2709 LUMBER STACKED ON ADA RAMP OF SIDEWALK
- CASE #25-2704 WEEDS/SHRUBS OVERTAKING SIDEWALK
- CASE #25-2387 WEEDS OVERGROWN AT EASEMENT ON STREET
- CASE #25-2632 EXCEEDED LIMIT OF CAMPING ON PRIVATE PROPERTY
- CASE #25-2470 WEEDS/TRASH IN ALLEYWAY OF TOWN CENTER
- CASE #25-2722 FERAL CAT W/KITTENS NESTING UNDER PORCH QUERY
- CASE #25-2723 ASBESTOS ABATEMENT/VERIFIED PERMIT FROM STATE
- CASE #25-2729 PLANTS/SHRUBS OVERTAKING SIDEWALK
- CASE #25-2525 WEEDS OVERTAKING STREET / FALLEN FENCE
- CASE #25-2757 CAMPER VAN PARKED IN BIKE LANE
- CASE #25-2712 SHRUBS OVERTAKING SIDEWALK
- CASE #25-2756 TOWED ABANDONED VEHICLE / PROVIDE BILL OF SALE
- CASE #25-2711 WEEDS OVERTAKING SIDEWALK
- CASE #25-2798 SUSPECTED CONDITIONAL USE PERMIT VIOLATION

TOTAL OPEN CASES FROM 9/1/25-9/30/25: 32**TOTAL CLOSED CASES FROM 9/1/25-9/30/25: 26****TOTAL OUTSTANDING CASES: 5****TOTAL OUTSTANDING CASES PAST 30 DAYS: 3****STRATEGIES / GOALS:**

Our focus continues to be results-driven through community trust, cooperation, and engagement with our residents, tenants, and owners. This fosters self-regulation, increases safety, and the overall beautification of our Town. Our message doesn't need to be complicated to keep our town looking good and feeling safe. We will continue with our ongoing "Campaign Strategy," concentrating on specific issues, as this strategy has proved to maximize our efficiencies, with volunteer compliance continuing to be our goal.

PERCENTAGE OF CLOSED TO OPENED CASES IN SEPTEMBER, '25: 81**Message from the Chief:**

As we close out the month of September, I want to take a moment to recognize the continued hard work and dedication of every member of the Palisade Police Department. Our staff in patrol, investigations, code compliance, and records and evidence continue to demonstrate professionalism, teamwork, and commitment to our mission every day.

Together, we are developing and implementing new public safety programs designed to enhance the safety and well-being of both residents and visitors in our community. These efforts reflect our ongoing mission to ensure transparency in our operations and to provide the highest quality of life possible for those we serve.

I am proud of the collaborative spirit and dedication our team displays daily. It's this shared commitment that allows us to continue making Palisade a safe, welcoming, and connected community. We are proud to serve the people of Palisade—and equally proud of one another for the work we do together to achieve this goal.

– **Chief of Police**

Palisade Police Department



PALISADE BOARD OF TRUSTEES

Meeting Date: October 28, 2025

Re: Consent Agenda

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

Included in the consent agenda are:

B. Minutes

- Minutes from October 14, 2025, Regular Board of Trustees Meeting

NOTE: Expenditures are not included in this Consent Agenda, as the Board of Trustees will have its next meeting on November 4, 2025 (next week). The November 4 Consent Agenda will include expenditures for three weeks instead of the regular two weeks.



PALISADE BOARD OF TRUSTEES
Agenda Item Cover Sheet

Meeting Date: **October 28, 2025**

Presented By: **Community Development Director**

Department: **Community Development**

Re: **LDC Text Amendment Ordinance 2025-09**

SUBJECT:

These proposed changes implement the Comprehensive Plan's Goal 2.1 to "Balance growth with preserving the agricultural heritage to maintain a sense of community" while providing additional housing options and supporting economic vitality.

Agricultural and Forestry Transitional (AFT) District

Increases minimum lot sizes from 2.5 acres to 5 acres to better preserve agricultural lands within town limits and protect them from fragmentation.

Single Family Residential (SFR) District

Reduces minimum lot requirements from and lot width, while maintaining district setbacks. Removes non-residential development provisions to maintain purely residential character. These changes facilitate infill development while preserving neighborhood spatial rhythm and scale.

Multifamily Residential (MFR) District

Reduces lot size requirements across all housing types and adds multifamily housing as an allowed use. Development options to focus the district on "missing middle" housing types including duplexes, townhouses, and multifamily buildings. Changes support pedestrian-oriented infill development and diverse housing options.

Mixed Use (MU) District

Reduces lot sizes for residential and compatible commercial uses to facilitate adaptive reuse of historic structures and allow small-scale neighborhood commercial development. Preserves the district's role as a transition between residential and commercial areas while enhancing walkability.

Density Requirements

Removes maximum density requirements across all districts except AFT, allowing the dimensional standards to naturally regulate development intensity.

Recommended by Planning commission 5-0 during the public hearing held on 10/21/25.

DECISION:

Motion, roll call and vote to: Approve or deny ORDINANCE 2025-09 amending the Palisade Land Development Code to adopt Residential Use Standards..



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

Phone: (970) 464-5602
Fax: (970) 464-5609

COMMUNITY DEVELOPMENT STAFF REPORT

Ordinance 2025-09: LDC Text Amendment - Residential District Standards

Meeting Date: October 28, 2025

APPROVAL CRITERIA ANALYSIS

1. Consistency with the Land Development Code

The proposed amendments are consistent with the LDC's overall purpose and intent. The changes maintain the fundamental character and purpose of each residential district while updating dimensional standards to better achieve district objectives. The revised standards work cohesively with existing LDC provisions governing setbacks, building heights, and use regulations.

2. Public Health, Safety, and General Welfare

The amendments do not adversely affect public health, safety, or general welfare. Maintaining setback requirements and other development standards ensures adequate separation between structures, emergency access, and light and air. The focus on infill development maximizes existing infrastructure capacity rather than extending utilities into undeveloped areas.

3. Changed or Changing Conditions

The amendments respond to changing social and economic conditions including increased housing demand, evolving housing preferences for "missing middle" housing types, and the need for efficient land use.

4. State or Federal Compliance

Not applicable. These amendments are locally-driven policy decisions and are not required to comply with specific state or federal statutes. The ordinance has been reviewed for legal compliance by the Town Attorney.

5. Comprehensive Plan Consistency

The amendments directly implement Comprehensive Plan Goal 2.1: "Balance growth with preserving the agricultural heritage to maintain a sense of community" and Strategy 2.1B regarding evaluation of zoning regulations. The changes align with the Plan's land use designations for Agricultural/Residential, Low Density Residential, Medium Density Residential, and Residential Mixed Use areas.

RECOMMENDATION

Staff recommends approval of Ordinance 2025-09. The proposed text amendments meet all applicable approval criteria and implement adopted Comprehensive Plan policies while providing flexibility for housing development and protecting agricultural resources.

TOWN OF PALISADE, COLORADO

ORDINANCE NO. 2025-09

AN ORDINANCE AMENDING SECTION 5.03 RESIDENTIAL DISTRICTS OF THE PALISADE LAND DEVELOPMENT CODE CONCERNING INFILL DEVELOPMENT AND EFFICIENT LAND USE STANDARDS

WHEREAS, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

WHEREAS, the Palisade Comprehensive Plan establishes “Goal 2.1: Balance growth with preserving the agricultural heritage to maintain a sense of community” and “Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance growth with community preservation”; and

WHEREAS, efficient use of land and infrastructure is essential for the economic vitality and sustainable growth of the Town of Palisade; and

WHEREAS, infill development helps reduce sprawl, preserve agricultural lands, and maximize the use of existing utilities and infrastructure; and

WHEREAS, the Board of Trustees finds that encouraging infill development will help implement the Comprehensive Plan while providing additional housing options and economic development opportunities for the community; and

WHEREAS, the Board of Trustees desires to amend Section 5.03 to establish regulations promoting infill development and efficient land use; and

WHEREAS, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; and

WHEREAS, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on October 21, 2024, a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

WHEREAS, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on October 28, 2024, a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

WHEREAS, the Board of Trustees finds and determines that the amendments to the Land Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Land Development Code Section 5.03 Residential Districts is hereby amended with new additions **underlined** and deletions in ~~strikethrough~~ as follows:

Section 5.03 Residential Districts

A. Agricultural and Forestry Transitional (AFT)

~~Established to provide for wineries, vineyards and related lodging and commercial activity compatible with the Town's rural and agricultural character. Development in the AFT district is compatible and complementary to the rural/agricultural surroundings.~~

~~The AFT district is intended to implement and correspond in part to the Comprehensive Plan's "Agricultural/Residential 2.5" and the "Agricultural/Residential 5" Land use designation.~~

This AFT district is established to preserve agricultural land within town limits and protect it from residential development pressures. The AFT designation prioritizes the continuation of agricultural uses, and compatible commercial operations. The district serves as a buffer against sprawl by maintaining larger lot sizes and preventing the fragmentation of productive agricultural lands through subdivisions.

Table 5.2: AFT District Standards		
Use		
Allowed uses	Single-family	Nonresidential Development(1)
Density (maximum)		
Density	1 dwelling unit per 2.5 <u>5</u> acres	N/A
Lot Requirements (minimum)		
Lot area (acres)	2.5 <u>5</u>	2.5 <u>5</u>
Lot width (feet)	150	150
Setback Requirements (minimum)(2)		
Street yard (feet)	35	35
Side yard – interior (feet)	25	35
Side yard – street (feet)	35	35
Rear yard (feet)	20	20
Building Requirements (maximum)		
Height (feet)	28	28
Impervious surface	15%	15%

B. Single Family Residential (SFR)

Established to provide for orderly ~~suburban~~ residential development and redevelopment **while maintaining the spatial rhythm of the town. This district is intended to maintain and preserve residential areas with appropriate spacing and lot sizes, characterized predominantly by single-family detached dwelling units that embrace neighborhood character and scale.** ~~Intended to maintain and protect residential areas at low to moderate densities, characterized predominantly by single-family detached units. The regulations for this district protect existing neighborhoods from undesirable uses and residential conversions.~~

~~The SFR district is intended to implement and correspond in part to the Comprehensive Plan's "Low Density Residential" land use designation.~~

Table 5.3: SFR District Standards			
Allowed Use	Single-family	Alley-loaded	Nonresidential Development(1)
Density (maximum)			
Density		4.5 dwelling unit per acre	N/A
Lot Requirements (minimum)			
Lot area (square feet)	7,500 5,000	7,500 5,000	9,000
Lot width (feet)	65 60	65 60	60
Setback Requirements (minimum)(2)			
Street yard (feet)	20	15	25
Side yard – interior (feet)	10	10	10
Side yard – street (feet)	10	10	20
Rear yard (feet)	20	20	20
Building Requirements (maximum)			
Height (feet)	28	28	28
Impervious surface	45%	55%	45%

C. Multifamily (MFR)

Established to maintain and protect residential areas of higher density which include a variety of small lot residential development options. The MFR district allows moderate to high residential density development. Proximity to public parks and open space is an asset for MFR district development. The MDR district is intended to implement and correspond in part to the Comprehensive Plan's "Medium Density Residential" land use designation.

Established to accommodate a variety of housing types through pedestrian-oriented infill development. The MFR district is designed to allow for the creation and conversion of missing middle housing, providing diverse housing options while maintaining the small town feel and walkable neighborhood character.

Table 5.4: MFR District Standards							
Use							
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Multi-family	Nonresidential Development(1)
Density (maximum)							
Density	7 dwelling unit per acre						N/A
Lot Requirements (minimum)							
Lot area (square feet)	5,000	5,000 <u>3,500</u>	5,000	10,000 <u>7,000</u>	2,000 <u>1,800</u>	<u>10,000</u>	6,000
Lot width (feet)	55	55 <u>50</u>	45	80 <u>70</u>	25	<u>100</u>	60
Setback Requirements (minimum)(2)							
Street yard (feet)	20	15	15	15	15	<u>15</u>	20
Side yard – interior (feet)	10	10 <u>8</u>	0	10 <u>8</u>	10 <u>8</u>	<u>15</u>	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	15	15	<u>15</u>	20
Rear yard (feet)	20	20	20	20	20	<u>20</u>	20
Building Requirements (maximum)							

Height (feet)	28	28	28	28	28	<u>28</u>	28
Impervious surface	55%	55%	55%	55%	80%	<u>75%</u>	60%

E. Mixed Use (MU)

~~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. The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.~~

Established to preserve the town's historic residential fabric while allowing compatible small-scale commercial uses that enhance neighborhood walkability. This district serves as a transition between purely residential areas and commercial districts, allowing activities that integrate with existing neighborhoods. New developments must complement the established residential scale and character while providing housing or convenient neighborhood services.

Table 5.6: MU District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero-lot line	Two-family	Town-house	Nonresidential Development(1)
Density (maximum)						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	5,000 <u>3,500</u>	5,000 <u>3,500</u>	5,000	10,000 <u>7,000</u>	2,000 <u>1,800</u>	5,000 <u>3,500</u>
Lot width (feet)	55 <u>50</u>	55 <u>50</u>	45	80 <u>70</u>	25	50
Setback Requirements(2)						
Street yard (minimum feet)	20	15	15	15	15	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	30
Side yard – interior (feet)	10 <u>8</u>	10 <u>8</u>	0	10 <u>8</u>	15 <u>8</u>	10 <u>8</u>
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	10	15	10
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	28	28	28	28	28	28
Impervious surface	55%	55%	55%	55%	80%	75%

INTRODUCED, READ, PASSED, APPROVED AND ORDERED PUBLISHED BY TITLE,
at the regular meeting of the Board of Trustees of the Town of Palisade, Colorado held on October 28, 2025.

TOWN OF PALISADE, COLORADO

By: _____

Greg Mikolai, Mayor

ATTEST:

Keli Frasier, CMC
Town Clerk