



**AGENDA**  
for the Board of Trustees  
of the Town of Palisade, Colorado  
341 W 7<sup>th</sup> Street (Palisade Civic Center)

**January 28, 2025**

**6:00 pm – 6:30 pm WORK SESSION**

**6:40 pm Regular Meeting**  
A live stream of the meeting may be viewed at:  
<https://us06web.zoom.us/j/3320075780>

**I. WORK SESSION TO BEGIN AT 6:00 pm – 6:30 pm**  
A. **Water Rate Study Discussion**  
B. **IGA with Mesa County Fire Authority**

**II. REGULAR MEETING CALLED TO ORDER AT 6:40 pm**

**III. PLEDGE OF ALLEGIANCE**

**IV. ROLL CALL**

**V. AGENDA ADOPTION**

**VI. ANNOUNCEMENTS**

**A. PUBLIC COMMENT REMINDER:** All emails sent to the Town Clerk for public comment on a specific agenda item prior to the day packets are published will be included in the staff report. Emails received after the packets are posted 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.

**B. GET INVOLVED WITH OUR COMMUNITY! UPCOMING PUBLIC MEETINGS (Palisade Civic Center 341 W 7<sup>th</sup> Street):**

1. **Planning Commission** – Tuesday, February 4, 2025, at 6:00 pm
2. **Board of Trustees WORK SESSION** – Tuesday, February 4, 2025, at 4:00 pm at the Veterans Memorial Community Center
3. **Board of Trustees**– Tuesday, February 11, 2025, at 6:00 pm
4. **Planning Commission** – Tuesday, February 18, 2025, at 6:00 pm
5. **Tourism Advisory Board** – Wednesday, February 19, 2025, at 9:00 am
6. **Board of Trustees**– Tuesday, February 25, 2025, at 6:00 pm

C. **PALISADE PLANNING COMMISSION** has three (3) openings for members. Applications will be accepted through March 25, 2025, and interviews & appointments will be on February 25, 2025, at the regularly scheduled Board of Trustees meeting.

D. **TOWN HALL WILL BE CLOSED on Monday, February 17, 2025, in observance of Presidents Day**

VII. PRESENTATIONS

A. **Economic Development Study** presented by Nathan Perry

VIII. TOWN MANAGER REPORT

IX. 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 – January 1, 2025 – January 16, 2025

B. **Minutes**

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

C. Direct the Town Manager to **purchase two new Meridian Barriers** for an amount not to exceed \$16,022.50 as budgeted in the 2025 Town of Palisade Budget.

I. PUBLIC HEARING I

A. **Conditional Use Permit for Food Manufacturing in Light-Industrial (LI) Zone**

The Board of Trustees will consider an application for a Conditional Use Permit (CUP) to allow the processing of food and food-related products at 3810 North River Road, Palisade, as applied for by Monumental Mushrooms. *Palisade Planning Commission recommended approval of this item on January 21, 2025.*

1. Staff Presentation
2. Applicant Presentation
3. Public Comment
4. Board Discussion
5. Applicant Closing Remarks
6. Decision - Motion, Second, and Rollcall Vote to:

*Approve, deny, or postpone (until February 11, 2025) a Conditional Use Permit for Monumental Mushrooms, located at 3810 North River Rd, to allow the processing of food and related products **with or without conditions.***

II. PUBLIC HEARING II

A. **Variance Request for Accessory Structure (Garage) Height at 398 West First Street**

The Board of Trustees will consider a variance request to allow the construction of a garage with a maximum height of 29 feet, which exceeds the current 15-foot height limitation by approximately 14 feet at 398 W 1st Street as applied for by Tony Ware. *Palisade Planning Commission tabled (postponed) this item on January 21, 2025.*

1. Staff Presentation
2. Applicant Presentation

- 3. Public Comment
- 4. Board Discussion
- 5. Applicant Closing Remarks
- 6. Decision - Motion, Second, and Rollcall Vote to:

*Table (postpone) the variance request for 398 West First Street to allow a maximum accessory structure height of 29 feet to the February 25, 2025, regularly scheduled Board of Trustees meeting.*

**III. NEW BUSINESS**

**A. Purchase of a New Skid-Steer**

The Board of Trustees will consider directing the Town Manager to purchase a new skid steer for the Public Works Department.

- 1. Staff Presentation
- 2. Board Discussion
- 3. Decision - Motion, Second, and Rollcall Vote to:

*Approve, deny, or postpone (until February 11, 2025) directing the Town Manager to purchase a new skid steer for the Public Works Department for an amount not to exceed \$81,184.00 with \$51,592 from the General Fund and \$29,592.00 from the Water Fund.*

**B. RESOLUTION 2025-02**

The Board of Trustees will consider Resolution 2025-02 supporting a Colorado Parks and Wildlife Wetlands for Wildlife Grant application for planning, public engagement, and professional expertise for the 9 acres of the sewer lagoons.

- 1. Staff Presentation
- 2. Board Discussion
- 3. Decision - Motion, Second, and Rollcall Vote to:

*Approve or deny Resolution 2025-02 supporting a Colorado Parks and Wildlife Wetlands for Wildlife Grant application for planning, public engagement, and professional expertise for the 9 acres of the Palisade sewer lagoons for \$120,000.00 with a match of \$20,000.00.*

**IV. 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.*

**V. COMMITTEE REPORTS**

**VI. ADJOURNMENT**



## PALISADE BOARD OF TRUSTEES

**Meeting Date:** January 28, 2025

**Re:** Consent Agenda

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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 – January 1, 2025 - January 16, 2025

**B. Minutes**

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

- C.** Direct the Town Manager to **purchase two new Meridian Barriers** for an amount not to exceed \$16,022.50 as budgeted in the 2025 Town of Palisade Budget.



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:**            **January 28, 2025**

**Presented By:**        **Devan Aziz, Community Development Director**

**Department:**        **Community Development & Planning**

**Re:**                        **Public Hearing**

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**SUBJECT:**

Conditional Use Permit Application - Processing of Food and Related Products at 3810 North River Rd

**SUMMARY:**

The applicant, Monumental Mushrooms, seeks a Conditional Use Permit to operate a mushroom processing facility within an existing warehouse in the Light Industrial (LI) zone. While the LI zone permits various industrial uses by right, food processing and related product manufacturing requires a Conditional Use Permit per section 6.01 Use Table of Palisade's Land Development Code. The proposed operation would:

- Produce up to 500 pounds of fresh mushrooms per week
- Process and package both fresh and dried mushroom products
- Distribute to local grocers, restaurants, and resellers
- Utilize bulk waste products from local woodworking operations

**Background:**

- Location: 3810 North River Rd
- Parcel Number: 2937-091-00-106
- Zoning District: Light Industrial (LI)
- Parcel Size: 1.23 Acres
- Current Use: Manufacturing, General
- Proposed Use: Processing of Food and Other Related Products

**Foundational Criteria:**

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.
2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.
3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

**Recommended Conditions:**

1. Business address must be updated to conform with the Town's grid addressing system
2. Quarterly waste manifests must be submitted to the Town
3. Documentation required for staff training in sanitation and proper material disposal

**Planning Commission Recommendation**

The Planning Commission recommended approval of the Conditional Use Permit with a unanimous vote of 7-0 on January 21.

**BOARD DIRECTION:**

*Motion, Second, and Rollcall Vote to: Approve or deny an application for a Conditional Use Permit (CUP) for Monumental Mushrooms located at 3810 North River Rd to allow processing of food and food-related products.*



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[www.townofpalisade.org](http://www.townofpalisade.org)

## COMMUNITY DEVELOPMENT

# CONDITIONAL USE PERMIT—STAFF REPORT

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Processing of Food and Related Products – Conditional Use

LOCATED AT 3810 North River Rd, PARCEL # 2937-091-00-106

### **LDC - SECTION 4.07 CONDITIONAL USE PERMIT**

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Conditional uses may be approved for the uses indicated in the use regulations of the zoning district of the property for which the conditional use is requested. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

### **APPLICATION INFORMATION**

Applicant: Rhysa Ferris

Property Owner: Curt Lincoln

Zoning District: Light Industrial (LI)

Surrounding Zoning: Light Industrial (LI), Commercial Business (CB), Agricultural Forestry & Transitional (AFT), Single Family Residential (SFR)

Current Use: Manufacturing, General

Proposed Use: Processing of Food and Other Related Products

Parcel Size: 1.23 Acres

### **Request Summary**

The applicant, Monumental Mushrooms, requests a Conditional Use Permit to establish a culinary mushroom production facility within an existing warehouse at 3810 North River Road. The proposed operation involves processing food products in a Light Industrial zone. The applicant proposes to occupy the facility for a period not to exceed three years, with a maximum production capacity of 500 pounds of fresh mushrooms per week. The facility would process and package both fresh and dried mushroom products for distribution to local grocers, restaurants, and resellers.

### **Use Background and Description**

The subject property at 3810 North River Road contains an existing warehouse within a Light Industrial zone. The proposed project consists of the following operational components:

#### Operational Parameters:

- Maximum production capacity of 500 pounds of fresh mushrooms per week
- Processing and packaging of both fresh and dried mushroom products
- Distribution to local markets including grocers, restaurants, and resellers
- Utilization of bulk waste products from local woodworking operations
- Three-year maximum operational timeline

#### Production Methods:

- Clean production protocols
- Focus on food safety standards
- Professional packaging systems
- Commercial-scale culinary mushroom cultivation

#### Site Utilization:

- Use of existing warehouse facility
- No external modifications proposed
- No additional utility requirements specified
- No anticipated noise or odor emissions from operations
- Integration with neighboring woodworking businesses through waste product utilization

### **SECTION 4.07.E. FINDINGS OF FACT:**

In order to approve a conditional use permit, the Planning Commission must make certain findings about the request (in the form of a recommendation to the Board of Trustees):

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

*The proposed culinary mushroom production facility presents several factors relevant to public health and safety. The project has received Fire Department review clearance for life safety requirements and industrial pretreatment clearance for wastewater discharge standards.*



*The operation requires compliance with all applicable food safety regulations and health department requirements for commercial food processing. The facility would operate within an existing warehouse in a Light Industrial zone. No structural major modifications are proposed that would trigger additional building safety requirements. The operation proposes no generation of noise or odors that would impact surrounding properties. And utilization of existing utility connections without modification. The facility proposes to utilize bulk waste products from neighboring woodworking operations, requiring proper material handling and storage protocols.*

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

*The application demonstrates conformance with applicable standards. The proposed food processing use in a Light Industrial zone aligns with permitted conditional uses per Table 6.1 in the Palisade LDC. The existing structure meets applicable setback, height, and lot coverage requirements. The proposed operation maintains the existing industrial character of the area, functions within an established warehouse facility, proposes no exterior modifications to the structure, and continues the established pattern of light industrial uses.*

*Effective land use planning guides how communities develop and maintain their distinct character over time. It supports economic growth by strategically allocating space for commercial, residential, and industrial activities that create local jobs. The planning approach helps strengthen regional economies by ensuring compatible businesses can operate and expand in appropriate zones. In Palisade's case, the planning methodology preserves the town's historic character while allowing for thoughtful development. Through adaptive reuse, these principles enable the transformation of existing buildings and to serve new purposes. Additionally, sound planning facilitates connections between local businesses by creating districts where complementary enterprises can establish beneficial relationships. Most importantly, well-designed land use policies protect neighborhood qualities that residents value while accommodating necessary growth and change.*

*Analysis using the ITE Trip Generation Manual 9th Edition demonstrates the proposed food manufacturing use generates a mean of 5.31 trips compared to a mean of 6.11 trips for the existing industrial park use. This net decrease in trip generation, combined with Section 10.11 5(a) of the Town's Land Development Code which bases impact fees on net increases, results in no transportation impact fee being required for this change of use.*

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

*The proposal retains the existing warehouse structure without modifications to the building footprint, maintaining current site access points and the established industrial character. Operationally, the facility will generate no noise or odors from its production processes. The operating hours align with light industrial standards, and the delivery schedule matches existing industrial uses in the area.*

*The applicants plan to utilize existing site infrastructure, including established loading areas and parking facilities. All material storage will be contained within the building structure or disposed/composted through proper channels. The proposed use demonstrates compatibility with adjacent properties through its relationship with neighboring woodworking businesses. The scale of operations fits within the light industrial zone designation while maintaining the area's established industrial development pattern. No damage to neighboring residential property values is expected due to the low impact nature of the business and lack of major structural changes to the building.*

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

*The application demonstrates consistency with established Town development standards in several ways. The proposal maintains existing industrial development patterns while utilizing current infrastructure, with no changes to the building's scale, or the visual character of the neighborhood. From an economic development perspective, the project to the diversity of agricultural products while strengthening production capacity and fostering relationships between local businesses.*

*The land use aspects align with Town policies through continuation of light industrial activities at an appropriate intensity level that supports the function of the existing industrial district. The application addresses environmental considerations by incorporating waste recycling practices and minimizing resource consumption. The proposed use maintains current environmental conditions without generating additional impacts while supporting development of the local food system.*

## **Findings**

The application has demonstrated compliance with public health and safety requirements through obtained Fire Department clearance and Industrial pretreatment approval. The proposed protocols for food safety and operational procedures meet established standards for food processing facilities.

The proposed use conforms to applicable standards for a conditional use in the Light Industrial zone. The operation demonstrates sound land use planning principles through its efficient use of existing infrastructure and maintains compatibility with Palisade's agricultural heritage and food production identity.

The operation, as proposed, will not substantially impact neighboring properties. All activities will be contained within the existing structure, and the facility will not generate noise or odor emissions. The use of existing access points and loading areas, combined with the scale of operations, is appropriate for the industrial district.

The application aligns with Town development standards and policies through its preservation of existing industrial character and support of local economic development. The project enhances local food production capacity while implementing environmental stewardship practices through its waste management protocols.

### **Recommended Conditions:**

- The business address shall be updated to conform with the Town of Palisade's grid addressing system.
- The applicant shall submit quarterly waste manifests to the Town of Palisade documenting the approximate quantity of land applied solids.
- The applicant shall provide documentation certifying that all business staff have received training in sanitation and proper disposal of materials.

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**Monumental Mushrooms**

3810 North River Road  
Palisade, Co 81526  
(970) 438-4870  
monumentalmushrooms.com

December 4th, 2024

**Rhysa Ferris**

Mad Scientist, Monumental Mushrooms  
(720) 965-2118  
rhysa@monumentalmushrooms.com

Dearest Town of Palisade,

Please consider my request to be allowed the opportunity to bring clean and careful commercial production of culinary mushrooms to your area.

It is my intention to occupy the warehouse at 3810 North River Road for a period of time, not to exceed 3 years. During which, strictly culinary mushrooms for local grocers, individuals, restaurants, and re-sellers will be picked and sold. The maximum harvest capacity of this facility is 500 pounds of fresh mushrooms per week, and I plan to offer skillfully packaged fresh and dried products to our community with a keen focus on health and safety. This large commercial operation will generate no noise, odor, or consequential negative impact on neighbors, and will utilize bulk waste products from our neighboring woodworkers.

As a Grand Valley native and multigenerational local farmer, I will uphold the impeccable agricultural reputation of this area and work peacefully with a myriad of established local businesses.

Sincerely,

Rhysa Ferris.



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:**           **January 28, 2025**

**Presented By:**       **Devan Aziz, Community Development Director**

**Department:**       **Community Development & Planning**

**Re:**                   **Public Hearing**

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**SUBJECT:**

Variance Request: Relief from Height Restriction for Accessory Structure (Garage) at 398 West First Street.

**SUMMARY:**

The Planning Commission, at its meeting on January 21, 2025, took action to table (postpone) this agenda item to the February 4, 2025, regular meeting in order to receive additional information they require to make a decision.

**BOARD DIRECTION:**

*Motion, second, and rollcall vote to table this item to the February 25, 2025 meeting.*



**PALISADE BOARD OF TRUSTEES**  
**Agenda Item Cover Sheet**

**Meeting Date:** January 28, 2025  
**Presented By:** B. Flenniken, PW Director  
**Department:** Public Works  
**Re:** Skid Steer Purchase

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**SUBJECT:**  
Skid Steer Purchase/Budget amendment

**SUMMARY:**  
The 2025 Budget provides \$70,000 for the purchase of a new skid steer. The revised quote from Wagner Equipment for a 255 Compact Tracked Loader with Hi flow hydraulics is \$11,184 higher than the amount budgeted.

**BOARD DIRECTION:**  
Direct the Town Manager to approve \$81,184 for the purchase of a Cat 255 Skid Loader- (\$51,592 General Fund / \$29,592 Water Fund)



**TOWN OF PALISADE, COLORADO**  
**RESOLUTION NO. 2025-02**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO, SUPPORTING THE GRANT APPLICATION FOR A PLANNING GRANT WITH COLORADO PARKS AND WILDLIFE FOR THE 19 ACRES OF SEWER LAGOON RECLAMATION WITH THE WETLAND AND RIPARIAN RESTORATION, ENHANCEMENT, AND CREATION GRANT

WHEREAS, the Town of Palisade is a political subdivision of the State of Colorado and, therefore an eligible applicant for a grant awarded by Colorado Parks & Wildlife; and

WHEREAS, the Town of Palisade has requested \$120,000 Planning Grant with a \$20,000.00 match from the Town of Palisade through the CPW Wetlands Program Funding Application; and

WHEREAS, the Board of Trustees of the Town of Palisade supports the Grant application for the Project, and if the Grant is awarded, the Town of Palisade supports the completion of the Project.

**NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO, THAT:**

- Section 1: The Board of Trustees of the Town of Palisade strongly supports the Grant application and has appropriated matching funds for a grant with Colorado Parks & Wildlife.
- Section 2: If the Grant is awarded, the Board of Trustees of the Town of Palisade strongly supports the completion of the Project.
- Section 3: The Board of Trustees of the Town of Palisade authorizes the expenditure of funds necessary to meet the terms and obligations of any Grant awarded.
- Section 4: If the Grant is awarded, the Board of Trustees hereby authorizes the Mayor to sign the Grant agreement with Colorado Parks & Wildlife.
- Section 5: This Resolution to be in full force and effect from and after its passage and approval

**RESOLVED, APPROVED, and ADOPTED this 28<sup>th</sup> day of January 2025.**

TOWN OF PALISADE, COLORADO

\_\_\_\_\_  
Greg Mikolai, Mayor

ATTEST:

\_\_\_\_\_  
Keli Frasier, CMC  
Town Clerk