



**AGENDA**  
**for the Planning Commission**  
**of the Town of Palisade, Colorado**  
**341 W 7<sup>th</sup> Street (Palisade Civic Center BOARD ROOM)**

**January 6, 2026**

**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 7<sup>th</sup> Street):**
    1. **Board of Trustees** – Tuesday, January 13, 2026, at 6:00 pm
    2. **Planning Commission** – Tuesday, January 20, 2026, at 6:00 pm
    3. **Tourism Advisory Board** – Wednesday, January 21, 2026, at 9:00 am
    4. **Board of Trustees** – Tuesday, January 27, 2026, at 6:00 pm
  - B. PLANNING PALOOZA** Wednesday, 1/14/26 4:00 pm – 7:00 pm & Thursday, 1/15/26 3:00 pm – 6:00 pm. Engage and learn about upcoming projects in Palisade, including the CDOT Roundabout, Peach Bowl Park, Veterans Memorial Community Center, and Riverbend Sewer Lagoons.
  - C. TRUSTEE VACANCY** The Town is accepting letters of interest for a Board term ending April 2026. Applicants must be registered electors and residents for at least 12 months. Please submit letters to [kfrasier@townofpalisade.org](mailto:kfrasier@townofpalisade.org) or Town Hall by Monday, January 12, 2026. Interviews will be held at the January 13 meeting.
  - D. ELECTION ANNOUNCEMENT: NOMINATION PETITIONS** - The first day to pick up nomination petitions to run for the Board of Trustees in the April 7, 2026, election is Tuesday, January 6, 2026. Nomination petitions will be available at Town Hall and can be circulated until the return deadline of January 26, 2026.
- VI. APPROVAL OF MINUTES**
  - A.** Minutes from December 02, 2025, Regular Planning Commission Meeting
- VII. TOWN REPORT**

**VIII. PUBLIC HEARING I****A. ORDINANCE 2025-11 A Text Amendment to the Palisade Land Development Code Amending ADU Standards**

The Planning Commission will consider ORDINANCE 2025-11, amending the Palisade Land Development Code to adopt updated ADU standards for compliance with HB 24-1152.

1. Staff Presentation
2. Public Comment
3. Board Discussion
4. Decision - Motion, Second, and Rollcall Vote to: Recommend Approval or denial to the Board of Trustees for ORDINANCE 2025-11 amending the Palisade Land Development Code to adopt updated ADU standards.

**IX. PUBLIC COMMENT - For items not on the Public Hearing agenda**

**Please keep comments to 3 minutes or less and state your name and address.** Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting. All those who wish to speak during public comment must sign up on the sheet provided outside the boardroom doors.

**X. ADJOURNMENT****XI. WORK SESSION****A. Peachbowl Park Planning Game**



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
December 2, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners David Hull, LisaMarie Pinder, Alex Sparks, Ed Seymour, and Vice Chair Brandon Burke. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz and Town Clerk Keli Frasier.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Vice-Chair Burke, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Pinder, seconded by Commissioner Seymour, to approve the minutes of October 21, 2025, as presented.

A voice vote was requested.

Motion carried unanimously.

**TOWN REPORT**

Town Manager Hawkinson gave a presentation on the Town budget, briefly discussed the potential and benefits of creating a Fire District, and asked the Commission if they would be interested in being involved in future discussions about the Veterans Memorial Community Center.

**The consensus of the Palisade Planning Commission:**

- **The Planning Commission expressed interest in being involved in future discussions.**
- **A work session was suggested to review all information, including asbestos and structural damage reports.**
- **Community engagement in a non-meeting setting was recommended to gather input.**
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Town Manager Hawkinson then reviewed ongoing Town projects.

Community Development Director Aziz shared preliminary results from the Peach Bowl Park improvement survey and concluded that the survey results will guide future park improvements and that additional engagement with youth and the La Plaza community is planned.

**PUBLIC HEARING I**

**ORDINANCE 2025-10 A Text Amendment to the Palisade Land Development Code Amending Landscaping Standards**

Chair Gekas opened the hearing at 6:41 pm.

Community Development Director Aziz presented Ordinance 2025-10, which bans non-functional turf in commercial and civic areas starting January 1, 2026, and brings the Town of Palisade into compliance with state laws.

Chair Gekas opened the hearing to public comment.

Matt Payne of Palisade, CO; Suggested including Dutch White Clover with approved turf grasses to reduce water consumption.

Chair Gekas opened the hearing to Commission discussion.

The Planning Commission thanked the Community Development Director and clarified that this ordinance is being presented in order to be compliant with State laws.

*Motion #3* by Commissioner Pinder, seconded by Commissioner Seymour, to forward a recommendation of approval of Ordinance 2025-10 to the Board of Trustees.

A roll call vote was requested.

**Yes:** Vice-Chair Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Hull, Commissioner Seymour

**No:**

**Absent:**

Motion carried.

Chair Gekas closed the public hearing at 6:50 pm.

## **PUBLIC HEARING II**

### **ORDINANCE 2025-11 A Text Amendment to the Palisade Land Development Code Amending ADU Standards**

Chair Gekas opened the hearing at 6:50 pm.

Community Development Director Aziz announced that staff was requesting this public hearing be continued to January 6, 2026, in order to make additional changes to the ordinance at the Department of Local Affairs' (DOLA) request.

Chair Gekas opened the hearing to public comment.

None were offered.

Chair Gekas opened the hearing to Commission discussion.

None were offered.

*Motion #4* by Chair Gekas, seconded by Commissioner Hull, to table the public hearing of ORDINANCE 2025-11 to the next regularly scheduled Planning Commission meeting on Tuesday, January 6, 2026.

A roll call vote was requested.

**Yes:** Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Hull, Commissioner Seymour, Vice-Chair Burke

**No:**

**Absent:**

Motion carried.

Chair Gekas closed the public hearing at 6:51 pm.

**PUBLIC COMMENT**

Matt Payne of Palisade, CO, stated that as a Mesa County resident, he would like to see improvements made and amenities added to the Town that would help generate revenue from visitors and citizens alike.

**ADJOURNMENT**

*Motion #5* by Commissioner Seymour, seconded by Vice-Chair Burke, to adjourn the meeting at 6:55 pm.

A voice vote was requested.

Motion carried unanimously.

**X**

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Keli Frasier, CMC  
Town Clerk

**X**

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Amy Gekas  
Planning Commission Chair



**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:**            **January 6, 2026**

**Presented By:**        **Community Development Director**

**Department:**        **Community Development**

**Re:**                    **Ordinance 2025-11 to comply with Colorado House Bill 24-1152**

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**SUBJECT:**

This ordinance updates standards for accessory dwelling units (ADUs) to comply with state law and reduce barriers to development.

**STATE LAW COMPLIANCE**

Colorado House Bill 24-1152 established statewide standards for ADU development. This ordinance brings Palisade into compliance with state law.

**KEY CHANGES**

To comply with state law, we're adding state-required definitions and allowing one ADU per single-family home in most residential zones (except Light Industrial and Commercial Business zones). ADUs can now be as small as 200 square feet or as large as 750 square feet, regardless of your home's size, with a maximum of 900 square feet or 50% of your main house. Design and material requirements for ADUs cannot be stricter than what's required for regular single-family homes. If you already have a driveway, garage, or parking space, you can designate it for your ADU. You don't need to build new parking unless you have no existing parking, you're in a zone requiring parking, and on-street parking is prohibited on your block.

**ALIGNMENT WITH COMPREHENSIVE PLAN**

This ordinance implements Comprehensive Plan Action 2.1D4: "Encourage accessory dwelling units (ADUs) in all zone districts and allow ADUs as a use-by-right in all single-family homes." By reducing parking requirements, this change:

- Lowers construction costs for ADUs
- Supports affordable housing opportunities
- Encourages infill development and efficient use of existing infrastructure

**RECOMMENDATION**

Staff requests that the Planning Commission forward a recommendation of approval for Ordinance No. 2025-11 to the Board of Trustees, ensuring compliance with state law and support for affordable housing goals.

**TOWN OF PALISADE, COLORADO**

**ORDINANCE NO. 2025-11**

**AN ORDINANCE AMENDING SECTION 7.05 OF THE PALISADE LAND DEVELOPMENT CODE CONCERNING ACCESSORY DWELLING UNIT STANDARDS TO COMPLY WITH (HB 24-1152)**

**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 to "Balance growth with preserving the agricultural heritage to maintain a sense of community"; and

**WHEREAS**, Action 2.1D4 of the Comprehensive Plan specifically directs the Town to "Encourage accessory dwelling units (ADUs) in all zone districts and allow ADUs as a use-by-right in all single-family homes"; and

**WHEREAS**, the Colorado General Assembly enacted House Bill 24-1152, codified at C.R.S. § 29-35-401 et seq., effective August 7, 2024, which establishes statewide standards for accessory dwelling units, including requirements for definitions, objective standards, size minimums, parking limitations, and applicability in planned unit developments; and

**WHEREAS**, the Department of Local Affairs (DOLA) has reviewed the Town's accessory dwelling unit regulations and identified amendments necessary to achieve compliance with C.R.S. § 29-35-403; and

**WHEREAS**, the Board of Trustees finds that amending accessory dwelling unit regulations to comply with state law will support affordable housing opportunities within the Town by providing clear, objective standards for ADU development; 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 December 2, 2025, and January 6, 2026, 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 December 9, 2025 and January 13, 2026, 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 7.05.E is hereby amended to add the following definitions at the beginning of subsection E, with new additions underlined:

**Accessory Dwelling Unit (ADU):** An internal, attached, or detached dwelling unit that: (a) provides complete independent living facilities for one or more individuals; (b) is located on the same lot as a proposed or existing primary residence; and (c) includes facilities for living, sleeping, eating, cooking, and sanitation.

**Exempt Parcel:** A parcel that is: (a) not served by a domestic water and sewage treatment system, as defined in C.R.S. § 24-65.1-104(5), or is served by a well with a permit that cannot supply an additional dwelling unit; (b) a historic property, as defined in C.R.S. § 29-35-102(11), that is not within a historic district as defined in C.R.S. § 29-35-102(10); or (c) in a floodway or in a one hundred year floodplain, as identified by the Federal Emergency Management Agency.

**Objective Standard:** A standard that: (a) is a defined benchmark or criterion that allows for determinations of compliance to be consistently decided regardless of the decision maker; and (b) does not require a subjective determination concerning a development proposal, including but not limited to whether the application for the development proposal is consistent with master plans or other development plans, compatible with the land use or development of the surrounding area, or consistent with public welfare, community character, or neighborhood character.

**Single-Unit Detached Dwelling:** A detached building with a single dwelling unit on a single lot.



**Section 3.** Land Development Code Section 7.05.E.1 is hereby amended with new additions underlined and deletions in ~~strikethrough~~ as follows:

1. ~~One (1) accessory dwelling unit (ADU) shall be permitted as an accessory use to each principal structure in all zones except in the Light Industrial (LI) and Commercial Business (CB)~~ One (1) accessory dwelling unit (ADU) shall be permitted as an accessory use to each single-unit detached dwelling in all zone districts where single-unit detached dwellings are allowed, except in the Light Industrial (LI) and Commercial Business (CB) zone districts, and except on Exempt Parcels. ADUs shall be approved through an administrative approval process based solely on Objective Standards. In any Planned Unit Development (PD) where single-unit detached dwellings are allowed, one ADU shall be permitted regardless of whether the PD is silent on or prohibits ADUs. ADUs are subject to the following requirements:

**Section 4.** Land Development Code Section 7.05.E.1.a is hereby amended with new additions underlined and deletions in ~~strikethrough~~ as follows:

a. ~~The living area of the ADU shall be no greater than nine hundred (900) square feet or fifty percent (50%) of the heated square footage of the principal structure as described by the Mesa County Assessor's Office, whichever is less.~~ The living area of the ADU shall be no greater than nine hundred (900) square feet or fifty percent (50%) of the heated square footage of the principal structure as described by the Mesa County Assessor's Office, whichever is less; provided, however, that an ADU with a living area of at least seven hundred fifty (750) square feet shall be permitted regardless of the size of the principal structure, unless such ADU would be larger than the principal structure. The minimum living area of an ADU shall be not less than two hundred (200) square feet.

**Section 5.** Land Development Code Section 7.05.E.1.d is hereby amended with new additions underlined and deletions in ~~strikethrough~~ as follows:

d. ~~The design, exterior treatments and color of an ADU shall be the same as or compatible with, the design and exterior color and treatments of the primary building to which it is accessory.~~ The exterior cladding and roofing materials of an ADU shall consist of materials that are permitted for principal structures in the applicable zone district. No architectural style, building material, or landscaping requirement shall be applied to an ADU that is more restrictive than the requirement that applies to a single-unit detached dwelling in the same zone district.

**Section 6.** Land Development Code Section 7.05.E.1.e is hereby amended with new additions underlined and deletions in ~~strikethrough~~ as follows:

e. ~~One off-street parking space per unit is required, in addition to the spaces otherwise required.~~ Off-street parking for an accessory dwelling unit shall comply with C.R.S. § 29-35-103(3)(a) and (b) as follows:

1. The designation of an existing off-street parking space for the ADU may be required so long as there is an existing driveway, garage, tandem parking space, or other off-street parking space available for such a designation at the time of the construction or conversion of the accessory dwelling unit.

2. The construction of a new off-street parking space for an ADU shall not be required unless all of the following conditions are met:

i. The lot does not have an existing off-street parking space, including a driveway, garage, or tandem parking space, that could be used for the accessory dwelling unit;

ii. The accessory dwelling unit is in a zoning district that, as of January 1, 2024, requires one or more parking spaces for the primary dwelling unit; and

iii. The accessory dwelling unit is located on a block where on-street parking is prohibited for any reason, including ensuring access for emergency services.

**Section 7.** Except as specifically amended herein, all other provisions of Section 7.05 shall remain in full force and effect without amendment.

**Section 8. Severability.** If any section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 9. Effective Date.** This Ordinance shall take effect thirty (30) days after final publication or posting following final passage.

**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 January 13, 2025.

TOWN OF PALISADE, COLORADO

By: \_\_\_\_\_  
Greg Mikolai, Mayor

ATTEST:

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