



AGENDA
for the Planning Commission
of the Town of Palisade, Colorado
341 W. 7th Street (Palisade Civic Center)

September 3, 2024

6:15 PM Regular Meeting

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

Meeting ID: 332 007 5780

I. REGULAR MEETING CALLED TO ORDER AT 6:15 PM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ADOPTION

V. ANNOUNCEMENTS

- A.** We're seeking applications for a Planning Commissioner position. If you're interested in shaping the future of our community, this is your chance to get involved!
Application Period: Applications will be accepted through September 17, 2024.
Selection Process: Qualified applicants will be interviewed by the Board of Trustees on Tuesday, September 24, 2024.
How to Apply: Submit a letter of intent outlining your qualifications and interest in the role to kfrasier@townofpalisade.org
- B.** The Palisade High School Homecoming Parade will be held on **Friday, September 13, 2024**, from **1:00 PM to 2:00 PM**. The parade route will follow the standard downtown Palisade route. We kindly request that all residents and businesses along the parade route be aware of the event and plan accordingly.
- C.** Dog days at the Pool will be **Wednesday, September 4, 2024, 6:00 PM-7:30 PM**. \$5.00 per dog **Cash only**. 571 W 5th St, Palisade, CO 81526.
- D.** Winefest (<https://www.winecolorado.org>) and Tour De Vineyards (<https://www.theridecollective.com/tourdevineyards>) will be held on **Saturday, September 21, 2024**. For more information or tickets please visit their respective website.
- E.** Palisade Art Festival and PAV Art Walk will be held on **Saturday, September 28, 2024**, at Veterans Memorial Park and Downtown (Craig Gallery & The Blue Pig Gallery)

VI. APPROVAL OF MINUTES

- A. Minutes from July 16, 2024, Regular Planning Commission Meeting
- B. Minutes from August 6, 2024, Regular Planning Commission Meeting

VII. TOWN MANAGER REPORT

VIII. CONTINUED BUSINESS

A. Updating the Land Development Code with the Comprehensive Plan

Provide an update on the progress of aligning the Land Development Code with the Comprehensive Plan. This includes discussing any completed tasks, ongoing projects, and the direction for the next few months.

- 1. Staff Presentation
- 2. Public Comments and Questions - *Please state your name and address, keep comments to the current planning topic, and 3 minutes or less.*
- 3. Board Discussion
- 4. Decision - *Provide staff with clear direction for prioritization and community engagement, guiding the Land Development Code update process.*

IX. NEW BUSINESS

A. Creation of a Sign Overlay District

This item will initiate discussion and planning for the creation of a Sign Overlay District along the I-70 corridor in specific non-residential zones, allowing taller and larger signs to increase business visibility and encourage economic development while maintaining aesthetic quality and traffic safety.

- 1. Staff Presentation
- 2. Public Comments and Questions - *Please state your name and address, keep comments to the current planning topic, and 3 minutes or less.*
- 3. Board Discussion
- 4. Decision – *Provide staff with clear direction regarding the creation of a Sign Overlay District.*

B. Amendment to the Municipal Code for Watershed Protection District Regulations

To ensure the continued protection of our watershed and its resources, the Planning Commission is considering amendments to the Municipal Code for Watershed Protection District regulations to prohibit certain activities within the designated area.

- 1. Staff Presentation
- 2. Public Comments and Questions - *Please state your name and address, keep comments to the current planning topic, and 3 minutes or less.*
- 3. Board Discussion
- 4. Decision – *Provide staff with clear direction, to draft amendments to the Watershed Protection District regulations.*

C. Amendment to Municipal Code Regarding Cannabis Signs

This item will initiate discussion for amending the Town's municipal code to loosen restrictions regarding signage for retail and medical cannabis companies within town limits.

1. Staff Presentation
2. Public Comments and Questions - *Please state your name and address, keep comments to the current planning topic, and 3 minutes or less.*
3. Board Discussion
4. Decision – *Provide staff with clear direction regarding amendments to the Town's municipal code to allow for more flexibility in signage for retail and medical cannabis companies.*

X. 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.

XI. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
July 16, 2024**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:02 pm by Vice-Chair Ed Seymour. Present were Commissioners LisaMarie Pinder, Dave Hull, and Brandon Burke. Absent were Chair Amy Gekas and Commissioner Don Bosch. 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 Burke, seconded by Commissioner Hull, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Commissioner Burke, seconded by Commissioner Pinder, to approve the minutes of the Palisade Planning Commission from July 2, 2024, as written.

A voice vote was requested.
Motion carried unanimously.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed current and ongoing projects led by the Town of Palisade.

CONTINUED BUSINESS

ORDINANCE 2024-04 – Reducing the Height Maximums in Zoning Districts Throughout the Town of Palisade

Community Development Director Aziz reviewed the proposed Ordinance and led Commission discussion on height maximums in zoning districts throughout the Town of Palisade.

Vice-Chair Seymour opened the discussion to public comment. None were offered.

Motion #3 by Commissioner Burke, seconded by Commissioner Hull, to forward a recommendation of approval of Ordinance 2024-04, with the inclusion of the maximum height of 45 feet in Hospitality Retail (HR) zone districts, to the Palisade Board of Trustees.

A roll call vote was requested.

Yes: Vice-Chair Seymour, Commissioner Burke, Commissioner Pinder, Commissioner Hull

No:

Absent: Chair Gekas, Commissioner Bosch

Motion carried.

NEW BUSINESS

Review Ordinances from Estes Park and Boulder regarding regulating E-Scooter Businesses

Community Development Director Aziz gave a brief presentation and led Commission discussion on e-scooter and micromobility regulations from both Estes Park and Boulder.

Vice-Chair Seymour opened the discussion to public comment.

Rondo Beucheler of Mesa, CO, Gary Houschultz of Palisade, Tom Craig of Palisade, and Tammy Craig of Palisade all gave input to the Commission regarding concerns and challenges they have seen as citizens and business owners with e-scooter and micromobility rentals.

The consensus of the Commission is to have staff provide a hybrid of Boulder and Estes Park’s rules governing micromobility devices and present it at a public work session of the Planning Commission.

Planning Commission Authority and Powers Discussion

Community Development Director Aziz gave a brief presentation on the powers and duties of the Planning Commission, and introduced Gary Houschultz, who heads the Palisade Art Vision (PAV).

Mr. Houschultz explained the goals and purpose of PAV and how the Planning Commission could aid in the development and continuation of the program.

Vice-Chair Seymour opened the discussion to public comment.

Tammy Craig of Palisade spoke in favor of the Planning Commission working with PAV, as it is a minimal commitment but vital to keep the program going.

The consensus of the Commission is to move forward with having PAV meetings combined with the Palisade Planning Commission.

PUBLIC COMMENT

None was offered.

ADJOURNMENT

Motion #4 by Commissioner Hull, seconded by Commissioner Burke, to adjourn the meeting at 7:13 pm.

A voice vote was requested.

Motion carried unanimously.

X

Keli Frasier, CMC
Town Clerk

X

Amy Gekas
Planning Commission Chair



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
August 6, 2024**

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 LisaMarie Pinder, Dave Hull, Brandon Burke, and Vice-Chair Ed Seymour. Absent was Commissioner Don Bosch. 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 Burke, seconded by Vice-Chair Seymour, to approve the agenda as amended to remove the approval of the July 16, 2024, Planning Commission minutes.

A voice vote was requested.
Motion carried unanimously.

APPROVAL OF MINUTES

Removed from Agenda.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed current and ongoing projects led by the Town of Palisade.

CONTINUED BUSINESS

Ordinance 2024-04 - Reducing Maximum Building Heights and Density in Nonresidential Districts and Reducing Maximum Building Heights in Residential Districts.

Community Development Director Aziz reviewed the proposed Ordinance and led Commission discussion on Height Maximums in zoning districts throughout the Town of Palisade.

Motion #2 by Commissioner Burke, seconded by Commissioner Hull, to forward a recommendation of approval of Ordinance 2024-04 to the Palisade Board of Trustees.

A roll call vote was requested.

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

No:

Absent: Commissioner Bosch

Motion carried.

Ordinance 2024-05 – A Temporary Moratorium on The Establishment of Any Electric Scooter Rental Businesses in the Town of Palisade.

Community Development Director Aziz reviewed the proposed Ordinance and led Commission discussion on a temporary moratorium on the establishment of any electric scooter rental businesses in the Town of Palisade.

Chair Gekas opened the discussion to Public Comment.

Rickie Howie of Grand Junction spoke in favor of how the e-scooter businesses have evolved since beginning in Grand Junction.

Marc Authier of Palisade agreed the temporary moratorium was a good idea in order to create rules and regulations and encouraged the Commission to review other town’s successes and failures of allowing the businesses.

Motion #3 by Commissioner Burke, seconded by Vice-Chair Seymour, to forward a recommendation of approval of Ordinance 2024-05 to the Palisade Board of Trustees.

A roll call vote was requested.

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

No:

Absent: Commissioner Bosch

Motion carried.

NEW BUSINESS

Small Dog-Park Installation in Peach Bowl Park

Community Development Director Aziz gave a brief presentation and led Commission discussion on the design and installment of a small-dog dog park in Peach Bowl Park.

Chair Gekas opened the discussion to Public Comment.

Marc Authier of Palisade inquired about possible mild enforcement of the rules set for the small dog park.

The consensus of the Commission is that enforcement of the rules will be a challenge, and asked to have staff provide more information, including costs, and bring it back to a future meeting. They went on to express their aversion to any park using chainlink materials as fencing.

PUBLIC COMMENT

Rickie Howie of Grand Junction expressed concerns about her experiences at the Palisade Sunday Farmer’s Market and provided general information on First Amendment Rights.

Commissioner Hull asked if additional bicycle racks could be installed between parklets in downtown Palisade. Town Manager Hawkinson advised the businesses have requested that those areas stay open for pedestrian access.

ADJOURNMENT

Motion #4 by Commissioner Hull, seconded by Commissioner Burke, to adjourn the meeting at 6:50 pm.

A voice vote was requested.

Motion carried unanimously.

X

Keli Frasier, CMC
Town Clerk

X

Amy Gekas
Planning Commission Chair

TAP Grant Sidewalks – 80% Grant – 20% Town \$1 million

- Project changed with roundabout and multi-use paths with this project
- TAP grant sidewalks now from Cresthaven to High School
- 100% designed & CDOT approved
- Land acquisition has started – need 3 property purchases – estimate 6 months
- Land acquisition estimated cost: \$81,000 - CDOT grant covers, however, any cost over this amount Town covers, possible 20%
- Construction Fall 2024

Multi-Modal Sidewalk Grant Award for Elberta – 80% CDOT - 20% Town \$2 million

- Town awarded \$2 million in grant funds from CDOT for multi-modal path
- Town match 20% at \$200,000
- Includes 2 bridges over canal
- RFQ for Design Engineering submitted to CDOT for approval
- Advertise RFQ Design/Engineering - October – November 2023
- CDOT approvals of Design – June - August 2025
- Construction Fall - Winter 2025

Fiber 50% DOLA Grant - 50% Town \$450,000

- CNL room complete
- Middle Mile fiber complete
- Last mile fiber through town 80% complete
- Fiber to town facilities complete
- CDOT permit to connect to I-70 complete
- Estimate light up fiber November

Troyer Sewer Lift Station 50% DOLA 50% Town \$346,645

- Engineering Complete – Pump Purchased
- Construction September 2023

Hydraulic Model Study 50% DOLA grant 50% Total \$50,000

- Project started – gathering data
- Complete June 2024
- Presentation to Board July 2024



PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet

Meeting Date: September 3, 2024
Presented By: Devan Aziz, Community Development Director
Department: Community Development & Planning
Re: Sign Overlay District

SUBJECT:
Creation of a Sign Overlay District Along I-70

SUMMARY:

To discuss and plan for the creation of a Sign Overlay District along the I-70 corridor in specific non-residential zones. This district would allow for taller and larger signs, aiming to increase business visibility, encourage economic development, and maintain aesthetic quality and traffic safety.

What is a Sign Overlay District? A Sign Overlay District is a special zoning area that has specific rules and regulations related to signs. It allows for different sign standards than those found in other zoning districts. In this case, the proposed Sign Overlay District would allow for taller and larger signs along the I-70 corridor.

Current Regulations:

Pole Signs

Definition: A pole sign is a freestanding sign attached to the ground by one or more support structures that have a wider base than the sign itself (4:1 ratio).

Size Limits:

The maximum surface area of one side of a pole sign cannot exceed 0.15 square feet per linear foot of street frontage.

The maximum height of a pole sign, including the base, supports, and trim, cannot exceed 20 feet.



All pole signs must maintain a clear height of at least 8 feet above the finished grade.

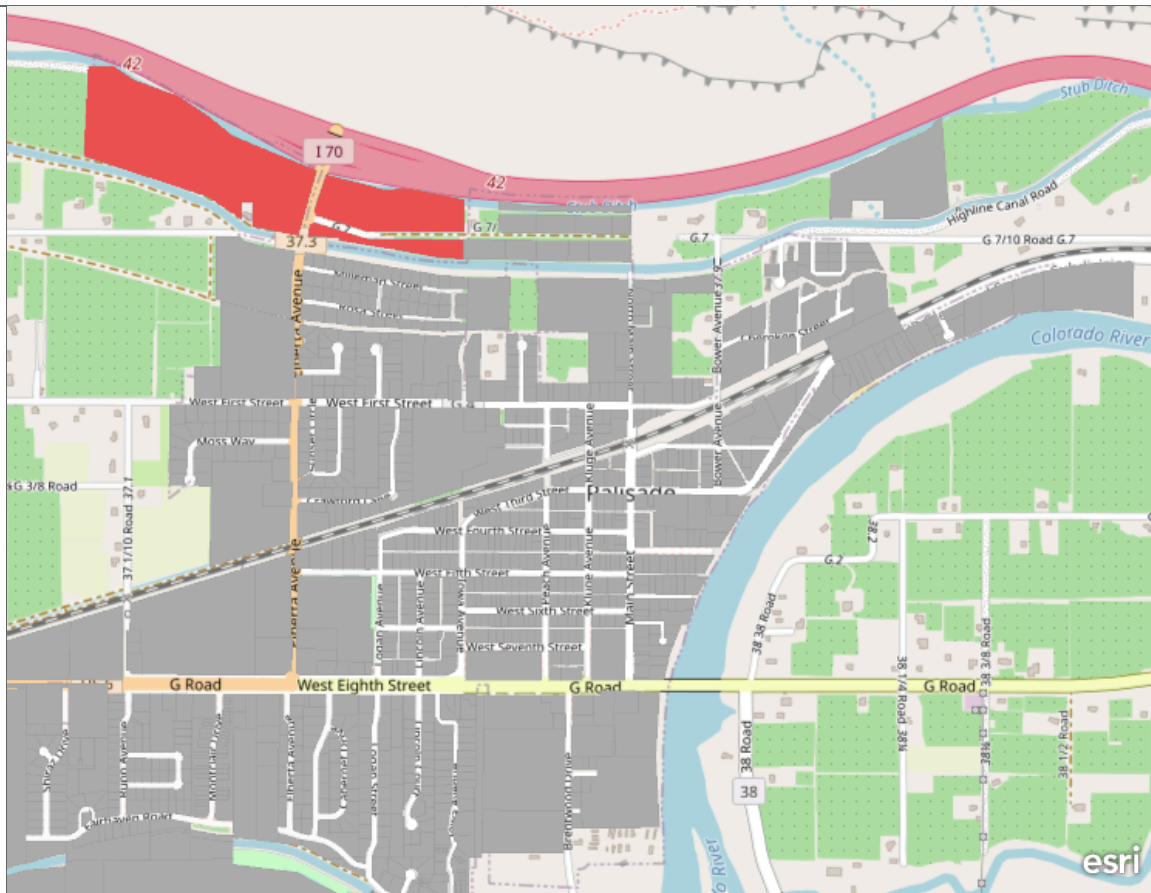
COMMISSION DIRECTION:

Provide staff with clear direction regarding the creation of a Sign Overlay District.

My Map

Miscellaneous VIEW - Zoning Overlay

-  Sign District Overlay
-  Other



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**PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet**

Meeting Date: September 3, 2024
Presented By: Devan Aziz, Community Development Director
Department: Community Development & Planning
Re: Watershed Protection District Regulations

SUBJECT:
Amendment to Municipal Code for Watershed Protection District Regulations

SUMMARY:

To discuss and consider amendments to the Municipal Code for Watershed Protection District regulations to prohibit certain activities within the designated area, ensuring the continued protection of our watershed and its resources.

A watershed protection district is a designated area that is specifically managed to protect the quality of water and the health of the surrounding environment.

The goal of a watershed protection district is to:

- Protect water quality
- Preserve natural habitats
- Prevent pollution
- Manage land use

COMMISSION DIRECTION:

Provide staff with clear direction to draft amendments to the Watershed Protection District regulations.

Sec. 14-41. Regulated activity.

It shall be unlawful for any person to engage in any of the following activities without first applying for and obtaining a Watershed Protection District permit under the provisions of these Watershed Regulations and according to the standards set forth in Section 14-57 of this Chapter.

- (1) Altering water drainage courses.
- (2) Timber harvesting, except for the approved removal of dead trees and deadfall.
- (3) Surface and subsurface mining operations, including drilling operations.
- (4) Excavating, grading, filling or surfacing of surface and subsurface soils.
- (5) Using, handling, storing or transmitting toxic, hazardous, radioactive or flammable or explosive materials and substances.
- (6) Spraying or the use of pesticides, herbicides and fertilizers.
- (7) Removing or altering vegetation.
- (8) Construction or installation of a sewage disposal system.
- (9) Prescribed fires, except with the approval of the Town in cooperation with any federal or state land management agency which seeks to conduct a supervised prescribed burn.
- (10) Motorized vehicular use of land owned in fee simple by the Town within the District and on the Cottonwood Creek Road.
- (11) Hunting, shooting, camping, fishing, trapping, livestock grazing and removal of rocks, soil or native plants on or from the land owned by the Town in fee simple in the District, including the waterworks.



PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet

Meeting Date: September 3, 2024
Presented By: Devan Aziz, Community Development Director
Department: Community Development & Planning
Re: Cannabis Sign Regulations

SUBJECT:
Amendment to Municipal Code Regarding Cannabis Signs

SUMMARY:

To discuss and consider potential amendments to the Town's municipal code to loosen restrictions on signage for retail and medical cannabis companies within town limits.

The current municipal code regarding cannabis signs was adopted in 2017 when the legalization of cannabis in the state was a relatively new development. As a result, the regulations may reflect the initial caution and uncertainty surrounding this emerging industry.

Over the past several years, the cannabis industry has matured, and businesses have become more established. It is possible that the current sign restrictions may be hindering the growth and success of these businesses. By updating the code to allow for more flexibility in signage, the Town can better accommodate the needs of cannabis businesses while maintaining a balanced approach that addresses community concerns.

COMMISSION DIRECTION:

Provide staff with clear direction regarding amendments to the Town's municipal code to allow for more flexibility in signage for retail and medical cannabis companies.

Sec. 6-129. Signage and advertising.

- (a) All exterior signage associated with the retail marijuana establishment must meet the standards established in Town's Land Use and Development Code. In addition, no exterior signage shall use the word "marijuana", "cannabis" or any other word, phrase or symbol commonly understood to refer to marijuana.
- (b) A retail marijuana establishment may not advertise in a manner that is misleading, deceptive, false or is designed to appeal to minors.
- (c) Except as otherwise provided in this Section, it shall be unlawful for any person licensed under this Article or any other person to advertise any retail marijuana establishment or any retail marijuana infused product anywhere within the Town where the advertisement is in plain view of, or in, a place open to the general public, including advertising and using any of the following media: any billboard or other outdoor general advertising device; any sign mounted on a vehicle; any handheld or other portable sign; or any hand bill, leaflet or flyer directly handed to any person in a public place, left upon a motor vehicle, or posted upon any public or private property. The prohibition set forth in this Section shall not apply to:
 - (1) Any sign located on the licensed premises of a retail marijuana establishment which exists solely for the purpose of identifying the location of the premises and which otherwise complies with this Article, the Town's Land Use and Development Code and any other applicable Town laws and regulations; or
 - (2) Any advertisement contained within a newspaper, magazine, or other periodical of general circulation within the Town or on the internet.
- (d) No retail marijuana establishments shall distribute or allow the distribution of any marijuana without charge within a retail marijuana establishment or at any other place in the Town for purposes of promotion, advertising, or any other similar purpose.

(Ord. 2017-14, §1)