



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

October 21, 2025

6:00 pm Regular Meeting

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

Meeting ID: 332 007 5780

I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ADOPTION

V. ANNOUNCEMENTS

A. UPCOMING MEETINGS:

1. **Board of Trustees** – Tuesday, October 28, 2025, at 6:00 pm
2. **Board of Trustees** - Tuesday, November 4, 2025, at 6:00 pm
3. **Planning Commission** - Tuesday, November 18, 2025, at 6:00 pm
4. **Tourism Advisory Board** – Wednesday, November 19, 2025, at 9:00 am

B. IRRIGATION SHUT OFF The Town of Palisade will be shutting off this year's irrigation for residents on the Palisade Pipes & Laterals system. The shutdown will occur from Wednesday, October 22, 2025, through Friday, October 24, 2025. ***Please note: This announcement is ONLY for residents on the Town of Palisade Pipes & Laterals system and does NOT apply to residents with Palisade Irrigation***

C. 2025 TRICK OR TREAT STREET The Town of Palisade will host its annual Trick or Treat Street and Touch a Truck event on Friday, October 31, 2025, from 3:00 PM to 6:00 PM on 3rd & Main Street. The event will include trick-or-treating at downtown Palisade businesses and a "Touch a Truck" experience. Additionally, there will be a Pet Parade at 5:00 PM for residents to bring their furry friends in costume.

VI. APPROVAL OF MINUTES

A. Minutes from August 05, 2025, Regular Planning Commission Meeting

VII. PUBLIC HEARING

A. LDC Text Amendment Residential District Standards Section 5.03

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.

1. Staff Presentation
2. Public Comment
3. Commission Discussion
4. Recommendation - Recommend **approval or denial** of proposed amendments to Section 5.03 regarding residential district standards of the Land Development Code to the Board of Trustees.

VIII. CONTINUED BUSINESS

A. Non-Residential District Standards Section 5.04

The Town is proposing two zoning district changes that protect agricultural lands while supporting local businesses and the agricultural industry. These changes implement the Comprehensive Plan's goal of balancing growth with preserving our agricultural heritage

1. Staff Presentation
2. Public Comment
3. Commission Discussion
4. Direction – Provide feedback on the proposed Agricultural Heritage Zone and Commercial Business District amendments. Direct staff to continue making edits or schedule a public hearing.

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.

X. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
August 5, 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, Alex Sparks, Ed Seymour, and Vice Chair Brandon Burke. Commissioners LisaMarie Pinder and Brett Zahrte were absent. A quorum was declared. Also in attendance were Community Development Director Devan Aziz and Town Clerk Keli Frasier.

AGENDA ADOPTION

Motion #1 by Vice-Chair 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 Hull, seconded by Vice-Chair Burke, to approve the minutes of June 17, 2025, and July 15, 2025, as presented.

A voice vote was requested.

Motion carried unanimously.

PUBLIC HEARING I

Kestrel Landing Subdivision: Concept Plan Review

Chair Gekas opened the hearing at 6:04 pm.

Community Development Director Aziz reviewed the concept plan, and the process for Planning Commission review of the proposed plans.

Keith Ehlers, representing the applicant, went over the details of the concept included in the staff report and packet.

Chair Gekas opened the hearing to public comment.

Carina Scott of Palisade stated the plan looked good, but it seems to be cramming a lot of people into a small space.

Chair Gekas opened the hearing to Commission discussion.

The Planning Commission and Mr. Ehlers discussed the concept plan at length, including the following topics:

- Potential congested traffic on Shiraz with the addition of nine new homes
- Traffic access to and from the Highway off Shiraz
- Circulation of the commercial business adjacent to the proposed project
- The benefits of adding housing stock to Palisade

The applicant asked for clarification on the traffic study request and announced that they are hopeful to have housing move-in ready by the spring of 2026.

The Planning Commission offered the following feedback for the applicant:

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

Chair Gekas closed the public hearing at 6:34 pm.

CONTINUED BUSINESS

Residential Use Standards Section 7.01

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding proposed amendments to residential building standards.

Chair Gekas opened the item to public comment.

Matt Payne, Palisade, CO; commented that the proposed amendments align greatly with historical norms of the area.

Members of the Commission and Community Development Director Aziz discussed the proposed amendments at length.

Direction from the Commission is to continue the conversation at a work session

PUBLIC COMMENT

Matt Payne, Palisade, CO; expressed concerns about attracting tourists and the need to be able to move people safely and efficiently throughout Town, especially once construction of various road projects begins in the fall.

ADJOURNMENT

Motion #3 by Commissioner Hull, seconded by Commissioner Seymour, to adjourn the meeting at 6:56 pm.

A voice vote was requested.

Motion carried unanimously.

X

Keli Frasier, CMC
Town Clerk

X

Amy Gekas
Planning Commission Chair



PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet

Meeting Date: **October 21, 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 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.

DIRECTION:

Recommend approval or denial of proposed amendments to Section 5.03 regarding residential district standards of the Land Development Code to the Board of Trustees.

TOWN OF PALISADE, COLORADO

ORDINANCE NO. 2025-09

AN ORDINANCE AMENDING SECTION 5.03 RESIDENTIAL DISTRICTS AND SECTION 5.04 NONREDISENTIAL 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 ~~striketrough~~ 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	<u>Multi-family</u>	Nonresidential Development(1)
Density (maximum)							
Density	7 dwelling unit per acre						N/A
Lot Requirements (minimum)							
Lot area (square feet)	5,000	5,000 3,500	5,000	10,000 7,000	2,000 1,800	10,000	6,000
Lot width (feet)	55	55 50	45	80 70	25	100	60
Setback Requirements (minimum)(2)							
Street yard (feet)	20	15	15	15	15	15	20
Side yard – interior (feet)	10	10 8	0	10 8	10 8	15	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	15	20
Rear yard (feet)	20	20	20	20	20	20	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 24, 2025.

TOWN OF PALISADE, COLORADO

By: _____
Greg Mikolai, Mayor

ATTEST:

Keli Fraiser, CMC
Town Clerk



PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet

Meeting Date: **October 21, 2025**

Presented By: **Community Development Director**

Department: **Community Development**

Re: **Agricultural Heritage Zone & Commercial Business District Updates**

SUBJECT:

The Town is proposing two zoning district changes that protect agricultural land while supporting local businesses and residents. These changes implement the Comprehensive Plan's goal of balancing growth with preserving our agricultural heritage.

New Agricultural Heritage Zone

Creates a new zone specifically for agricultural and greenfield areas that supports agricultural activities while allowing compatible residential and non-residential uses.

Commercial Business District Update

Updates standards for downtown commercial areas and consolidates hospitality and retail uses into this district for simpler, more streamlined regulations.

Community Benefits

Balances growth, supports local agriculture and economy, simplifies commercial zoning, and creates housing opportunities above businesses.

DIRECTION:

Provide feedback on the proposed Agricultural Heritage Zone and Commercial Business District amendments. Direct staff to continue making edits or schedule a public hearing.

Agricultural Heritage Zone	Standard	Notes
LOT REQUIREMENTS		
Minimum lot size	2 Acres	
Minimum lot width	150 feet	
USE REQUIREMENTS		
Agricultural uses (minimum)	20% of developable land area	Non-fruit bearing varieties allowed
Non-residential floor area	0-100% of total floor area	Can be 100% commercial/hospitality
Residential floor area	0-40% of total floor area	Optional, encouraged on upper floors
SETBACK REQUIREMENTS		
Street yard (minimum)	10 feet	
Side yard interior (minimum)	10 feet	
Side yard street (minimum)	10 feet	
Rear yard (minimum)	20 feet	
BUILDING REQUIREMENTS		
Maximum height	40 feet	Approximately 3 stories
Maximum impervious surface	55%	
PARKING, LOADING, SERVICE		
Access and Location	Side or Rear	

Exemption for Principal Agricultural Use

A single-family dwelling shall be permitted on a lot where the principal use is agriculture. In such cases, the standards for 'Non-residential floor area' and 'Residential floor area' shall not apply, provided that the agricultural use occupies no less than 70% of the developable land area.

This gives developers the flexibility to pursue different business models while ensuring both agricultural heritage preservation and commercial viability. The zone can accommodate everything from agritourism developments to mixed-use projects with residential components while embracing our agricultural heritage.

Proposed Agricultural Heritage Fee Addition:

Section 9.14 Agricultural Heritage Preservation Fee

A. Purpose To preserve the Town's agricultural heritage and working farmland by requiring developments in the Agricultural Heritage Zone to contribute to agricultural land preservation efforts through on-site compliance or fee payment.

B. Applicability All developments in the Agricultural Heritage Zone with 5+ dwelling units OR 10,000+ sq ft of non-residential floor area.

DRAFT

B. Commercial Business (CB)

Established to provide for a wide range of commercial uses such as office, service, retail, and hospitality development. Limited agricultural uses and residential development in the form of upper story residential are permitted. Development within the CB district will exhibit a design continuity, compatible and complementary to the downtown while mitigating impacts and providing pedestrian amenities for safe passage to residential neighborhoods.

Table 5.8: CB District Standards	
Lot Requirements (minimum)	
Lot area (square feet)	8,000
Lot width (feet)	60
Setback Requirements (minimum)	
Street yard (feet)	25
Side yard – interior (feet)	15
Side yard – street (feet)	25
Rear yard – (feet)	10
Building Requirements (maximum)	
Height (feet)	45
Impervious surface	75%