



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

December 2, 2025

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 7th Street):**
 1. **Board of Trustees** – Tuesday, December 09, 2025, at 6:00 pm
 2. **Tourism Advisory Board** – Wednesday, December 17, 2025, at 9:00 pm
 3. **Planning Commission** – Tuesday, January 6, 2026, at 6:00 pm
 4. **Board of Trustees** – Tuesday, January 13, 2026, at 6:00 pm
 - B. **TOWN OFFICES WILL BE CLOSED** Thursday and Friday, December 25-26, 2025, in observance of the holidays.
 - C. **TOWN OFFICES WILL BE CLOSED** Thursday, January 1, 2026, in observance of New Year's Day.
 - 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 October 21, 2025, Regular Planning Commission Meeting
- VII. **TOWN REPORT**

VIII. PUBLIC HEARING I**A. ORDINANCE 2025-10 A Text Amendment to the Palisade Land Development Code Amending Landscaping Standards**

The Planning Commission will consider ORDINANCE 2025-10, amending the Palisade Land Development Code to adopt updated landscaping standards.

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 2025-10 amending the Palisade Land Development Code to adopt updated landscaping standards.

IX. PUBLIC HEARING II**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.

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.

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. All those who wish to speak during public comment must sign up on the sheet provided outside the boardroom doors.

XI. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
October 21, 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 LisaMarie Pinder, Alex Sparks, Ed Seymour, and Vice Chair Brandon Burke. Commissioner David Hull was 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 Pinder, to approve the agenda as presented. A voice vote was requested.
Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Commissioner Seymour, seconded by Vice-Chair Burke, to approve the minutes of August 5, 2025, as presented.

A voice vote was requested.
Motion carried unanimously.

PUBLIC HEARING I

LDC Text Amendment Residential District Standards Section 5.03

Chair Gekas opened the hearing at 6:03 pm.

Community Development Director Aziz reviewed the proposed changes to implement Comprehensive Plan Goal 2.1, "Balance growth with preserving the agricultural heritage to maintain a sense of community," while providing additional housing options and supporting economic vitality.

Chair Gekas opened the hearing to public comment.

Tammy Craig of Palisade, CO, requested clarification on the existing agriculture properties and announced that she thought the proposed changes were good.

Matt Payne of Palisade, CO stated that he supported where the proposed changes are heading, and encouraged the Commission to consider underground development to preserve the viewshed, and to continue to balance family values with thoroughfare for businesses.

Chair Gekas opened the hearing to Commission discussion.

The Planning Commission thanked the Community Development Director and staff for all of the hard work that went into the last nine months of workshops and discussions to get this Ordinance to its current state and ready to forward to the Board of Trustees.

Motion #3 by Vice-Chair Burke, seconded by Commissioner Seymour, to forward a recommendation of approval of Ordinance 2025-09 to the Board of Trustees.

A roll call vote was requested.

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

No:

Absent: Commissioner Hull

Motion carried.

Chair Gekas closed the public hearing at 6:19 pm.

CONTINUED BUSINESS

Non-Residential District Standards Section 5.04

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

Chair Gekas opened the item to public comment.

None were offered.

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

Direction from the Commission is to bring a draft Ordinance to the next meeting that consolidates Hospitality Retail and Commercial Business uses, keeping Commercial Business dimensional standards, and add specifications to the Agricultural Heritage Zone.

PUBLIC COMMENT

Tammy Craig of Palisade, CO, requested that the Commission always keep parking in mind when considering commercial development, and asked for sign code enforcement to be fair across the Board for all businesses in Town.

Matt Payne, Palisade, CO; commended the Town for maintaining Palisade's appearance, viewsheds, and agricultural character, its efforts to utilize smaller infill spaces, and suggested consideration of Blue Zone principles to promote community well-being.

ADJOURNMENT

Motion #4 by Commissioner Seymour, seconded by Vice-Chair Burke, to adjourn the meeting at 6:40 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: December 2, 2025

Presented By: Community Development Director

Department: Community Development

Re: Ordinance 2025-10

SUBJECT:

This ordinance updates landscaping regulations to comply with new state requirements for water conservation. Beginning January 1, 2026, certain types of non-functional turf, artificial turf, and invasive plants will be restricted on commercial, industrial, and institutional properties.

KEY CHANGES

Prohibits the installation of decorative grass that serves no active recreational purpose on commercial, industrial, and institutional properties

Bans artificial turf on affected properties

Prohibits planting of invasive species identified by the Colorado Department of Agriculture and Mesa County

Existing non-functional turf may be maintained, but cannot be expanded or replaced

Does not affect parks, playgrounds, sports fields, golf courses, or other areas designed for active recreation

ALIGNMENT WITH COMPREHENSIVE PLAN

This ordinance implements Comprehensive Plan Strategy 3.3A: "Continue to assess the water and wastewater system in Palisade" and Action 3.3A.1 regarding regional water system capacity planning. The restrictions promote water conservation and help ensure sustainable capacity for future community needs.

RECOMMENDATION

Staff recommends approval of Ordinance No. 2025-10 to comply with state law and support water conservation goals.

Motion, Second, and Rollcall Vote to: Recommend approval or denial to the Board of Trustees for ORDINANCE 2025-10 amending the Palisade Land Development Code to adopt updated landscaping standards.

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2025-10**

**AN ORDINANCE AMENDING SECTION 10.03 LANDSCAPING AND BUFFERING
OF THE PALISADE LAND DEVELOPMENT CODE REGARDING NON-
FUNCTIONAL TURF, ARTIFICIAL TURF, AND INVASIVE PLANT SPECIES**

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 "Strategy 3.3A: Continue to assess the water and wastewater system in Palisade" and "Action 3.3A.1: Continue to partner with other regional water and wastewater agencies to review the existing capacity and future needs of the water and wastewater system"; and

WHEREAS, water conservation is essential for the sustainable growth and economic vitality of the Town of Palisade; and

WHEREAS, the Colorado General Assembly has enacted legislation prohibiting the installation of non-functional turf, artificial turf, and invasive plant species on certain types of nonresidential properties; and

WHEREAS, said legislation becomes effective January 1, 2026; and

WHEREAS, the Board of Trustees finds that implementing state requirements for non-functional turf restrictions will promote water conservation, help conserve future water system capacity needs, and support the goals of the Comprehensive Plan; 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 02, 2025, 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 09, 2025, 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 10.03.C.3 (Design, installation and establishment) is hereby amended with new additions **underlined** and deletions in ~~strikethrough~~ as follows:

3. Design, installation and establishment

a. Plant material

i. Plant material shall be chosen from the lists of recommended plant species maintained by the Community Development Director. Plant materials shall be reviewed for suitability with regard to the eventual size and spread, susceptibility to diseases and pests and appropriateness to existing soil, climate and site conditions. Plant materials that vary from this list may be used with the approval of the decision making body.

~~ii. Any plant material listed by Mesa County as a noxious weed or invasive species will not be allowed.~~

ii. Prohibited plants: The following plants may not be planted as landscaping:

(a) Plants listed on the Colorado Department of Agriculture Noxious Weed lists or in the Mesa County weed management plan;

(b) Invasive plant species as identified by the Colorado Department of Agriculture or Mesa County;

(c) Artificial turf or non-functional turf on properties subject to the restrictions in Section 10.03.C.3.f.i.

b. Cold hardy and drought tolerant plants

Plantings shall be cold hardy for the specific location where they are to be planted. Trees and shrubs shall be drought tolerant and able to survive on natural rainfall once established with no loss of health.

c. Soils

Planting areas shall have uncompacted soil that is a minimum of twelve (12) inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed.

d. Irrigation

Irrigation systems shall be provided to ensure survival of required plantings and planting areas.

e. Guarantee of installation

Required landscape improvements shall be installed prior to issuance of a certificate of occupancy or recordation of a final plat. If weather conditions or other reason, as approved by the Community Development Director, prevent installation, the developer shall post a financial guarantee for the improvements (see Section 9.07.E).

f. Non-functional turf restrictions

i. Effective January 1, 2026, non-functional turf, artificial turf, or invasive plant species as defined by the Colorado Department of Agriculture shall not be installed on:

(a) Any property containing a principal use that is listed as a Public, Institutional, or Civic Use, a Commercial Use (except an Outdoor Recreation and Entertainment Use), or an Industrial use;

(b) Any property within a common interest community as defined in C.R.S. § 38-33.3-103 that is owned and maintained by a unit owners association, such as entryways, parks, and other common elements as defined in C.R.S. § 38-33.3-103;

(c) Any portion of a street right-of-way, median, transportation corridor, or parking lot subject to this Code.

ii. Non-functional turf installed prior to January 1, 2026, may be maintained but shall not be expanded or replaced with non-functional turf.

iii. This subsection shall not prohibit the use of functional turf in parks, playgrounds, sports fields, golf courses, outdoor recreation facilities, cemeteries, or other areas designed and maintained for active recreational use or civic gatherings.

Except as specifically amended herein, all other provisions of Section 10.03 shall remain in full force and effect without amendment.

Section 3. 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 4. 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
December 09, 2025.**

TOWN OF PALISADE, COLORADO

By: _____
Greg Mikolai, Mayor

ATTEST:

Keli Fraiser, CMC
Town Clerk



PALISADE PLANNING COMMISSION

Agenda Item Cover Sheet

Meeting Date: December 2, 2025

Presented By: Community Development Director

Department: Community Development

Re: Ordinance 2025-11

SUBJECT:

This ordinance updates parking requirements for accessory dwelling units (ADUs) to comply with state law and reduce barriers to affordable housing development. The changes make it easier for property owners to build ADUs by reducing parking requirements.

KEY CHANGES

Reduced parking requirements: ADUs will only require an off-street parking space if one already exists on the property (such as an existing driveway, garage, or tandem space). No new parking construction required: Property owners will not be required to create new parking spaces specifically for an ADU. Limited exceptions: Parking is only required on blocks where on-street parking is prohibited, AND the property is in a district that requires parking for the primary home, AND the property does not have off-street parking

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

STATE LAW COMPLIANCE

Colorado House Bill 24-1152 (effective August 7, 2024) established statewide standards limiting parking requirements for accessory dwelling units. This ordinance brings Palisade into compliance with state law.

RECOMMENDATION

Staff recommends approval of Ordinance No. 2025-11 to comply with state law and support affordable housing goals.

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.

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2025-11**

**AN ORDINANCE AMENDING SECTION 7.05 OF THE PALISADE LAND
DEVELOPMENT CODE CONCERNING ACCESSORY DWELLING UNIT PARKING
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 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, effective August 7, 2024, which establishes statewide standards for accessory dwelling units, including limitations on parking requirements; and

WHEREAS, the Board of Trustees finds that reducing parking requirements for accessory dwelling units will support affordable housing opportunities within the Town by decreasing construction costs and removing barriers to ADU development; and

WHEREAS, the Board of Trustees finds that the amendment contained herein will encourage infill development and the efficient use of existing infrastructure and land within the Town; and

WHEREAS, the Board of Trustees desires to amend Section 7.05.E.1.e to modify regulations concerning accessory dwelling unit parking requirements to comply with state law and implement the goals of the Comprehensive Plan; 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, 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, 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.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.~~
~~a. Plant material~~

An off-street parking space for an accessory dwelling unit is 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. If the lot does not have an existing off-street parking space, including a driveway, garage, or tandem parking space, that could be used for an accessory dwelling unit, an off-street parking space is required for an accessory dwelling unit if:

1. 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

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

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

Section 3. 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 4. 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
December 09, 2025.

TOWN OF PALISADE, COLORADO

By: _____
Greg Mikolai, Mayor

ATTEST:

Keli Fraiser, CMC
Town Clerk