



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

**April 20, 2021**

**6:00 pm Regular and Virtual Meeting with Limited In-Person Seating**

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. AGENDA ADOPTION
- V. ANNOUNCEMENTS / PRESENTATIONS
  - A. **PUBLIC COMMENT REMINDER:** All emails sent to the Planning Technician 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 Planning Commission. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear (virtually or in-person) at the meeting and make said statements to the Commission directly.
  - B. **Town of Palisade Clean-Up Day - Saturday, April 24, 2021, from 8:00 am to 12:00 pm at Riverbend Park.**
  - C. **The Town of Palisade has a NEW WEBSITE!** [palisade.colorado.gov](http://palisade.colorado.gov)
- VI. APPROVAL OF MINUTES
  - A. **Minutes from April 6, 2021, Regular Planning Commission Meeting**
- VII. 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.*

**VIII. PUBLIC HEARING**

*The following items will be presented before the Planning Commission of the Town of Palisade for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Board of Trustees of the Town of Palisade. For those items for which the Planning Commission retains Decision Maker status, they will weigh the options and cast a vote.*

**A. PRO 2021-5 – Harvest Host at Colorado Vintners CUP**

*The Planning Commission will consider a request for a Conditional Use Permit (CUP) at 3674 G Rd. (2937-083-00-060) to allow for Harvest Host RV (Recreational Vehicle) parking on the subject property, as applied for by the Colorado Vintner’s Collective LLC. The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.*

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Decision (*motion, second, roll call vote*)

**B. PRO 2021-7 – Drive-Through Restaurant CUP**

*The Planning Commission will consider a request for a Conditional Use Permit (CUP) for a drive-through restaurant at 450 Wine Valley Rd. (parcel # 2937-043-42-002) as applied for by J & L Development LLC.*

*This request has been rescheduled and readvertised for the May 4, 2021 Planning Commission meeting due to a scheduling conflict.*

**IX. UNFINISHED BUSINESS**

**X. NEW BUSINESS**

**A. Review of Highway 6 Design Open House concepts and other upcoming Town projects with the Commission.**

**XI. ADJOURNMENT**



**TOP Planning Commission Regular Scheduled Virtual Meeting Electronic Participation Instructions**

*Due to the rise in COVID-19 (coronavirus) cases in Mesa County, the Town of Palisade has decided to continue virtual public attendance at meetings with limited in-person seating in accordance with current restrictions*

**Regular meeting starts at 6:00 pm**

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

**Meeting ID Number: 332 007 5780**

To Join Zoom Meeting:

**BY COMPUTER/SMARTPHONE:** Click on the link above and follow the instructions. Participants from the audience will be able to speak during public comment. **There is a hand symbol to push that will allow the meeting moderator to see who wants to speak.** Please remember to state your name before speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes. **If using a smartphone, you must download the app.**

**\*BY TELEPHONE:** Members of the public who wish to provide public comment on any specific agenda item or during general public comment must call the number provided below between 5:15 pm and 5:29 pm. During that time, the **moderator of the call will ask your name and the agenda item or if you wish to speak to an item not on the Agenda.** Once that information has been provided, your line will be muted. When it is time to talk during the meeting, the moderator will unmute the line, state the person's name who will be speaking. The person has three minutes to speak. The line will be muted at the end of the three minutes.

To participate, dial the following phone number: **1 (253) 215 8782**, then there will be a prompt to enter the meeting **ID. Number Noted Above**, and the User ID is the pound (#) sign.

**BY ELECTRONIC MAIL:** Members of the public may also provide public comment or comment on a specific agenda item by sending an email to [lreynolds@townofpalisade.org](mailto:lreynolds@townofpalisade.org). The email must be received by 2:00 pm on the day of the meeting. **The Clerk will FORWARD THE EMAIL TO THE PLANNING COMMISSION.** *Any member of the public who wishes to have a statement read into the Minutes is required to appear (virtually) at the meeting and make said statements to the Commission directly.*



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
341 W 7<sup>th</sup> Palisade Civic Center  
(Also Virtual Participation Via ZOOM)  
April 6, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Parker with Commissioners present: Hull, Wheeler, Prinster, Harbaugh, Hamilton and Curry. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, and Community Development Director Brian Rusche and Planning Technician Lydia Reynolds attended via Zoom.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Commissioner Wheeler, to approve the Agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**ANNOUNCEMENTS and PRESENTATIONS**

Town Manager Janet Hawkinson announced that Spring Clean Up Day is Sat. April 24<sup>th</sup> from 8am to 12pm at Riverbend Park. The Town can provide assistance to those unable to get to the park if needed. Ms. Hawkinson gave a powerpoint presentation that included slides of the current grant projects and potential grant opportunities on the horizon. Ms. Hawkinson announced that there will be a ribbon cutting for the Palisade Plunge on Friday, July 23<sup>rd</sup> in the downtown area with music and festivities. She also noted that the Town is applying to DOLA this spring for a fire tender and in the fall for a Comprehensive Plan.

**MINUTES**

*Motion #2* by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Minutes of March 16<sup>th</sup> 2021.

A voice vote was requested.  
Motion carried unanimously.

**PUBLIC COMMENT**

Gail Evan, 129 Majestic, informed the Commission that the sound was bad (for those on Zoom). Mr. Rusche reported that there was an internet bandwidth issue and asked everyone attending in person to speak clearly and into the microphone.

## PUBLIC HEARING

### **PRO 2021-4 – Turley Rezone**

*This is a request for a rezone as applied for by Richard Turley, for the property located at 724 37 3/10 Rd (Parcel # 2937-092-00-035).*

### **STAFF PRESENTATION**

Community Development Director Brian Rusche informed the Commission that the Town of Palisade has received a request for a rezone of the property located at 724 37 3/10 Road (a.k.a. Elberta Avenue) (Parcel # 2937-043-42-002). The property consists of approximately one (1) acre with about 213 feet of street frontage. The property is currently zoned High Density Residential (HDR), and the request is for Hospitality Retail (HR) zoning, with the intent of establishing a tasting room and retail sales outlet for Colorado Cellars on the property.

Mr. Rusche noted that this property had previously been approved for a bank with drive-through in 2018. The property has been undeveloped since the residence was demolished in anticipation of the proposed bank. Mr. Rusche explained that the current applicant has submitted concept drawings of the proposed tasting room, which would be reviewed in more detail pending the outcome of the requested rezone.

Mr. Rusche reported that a tasting room is one of the several uses allowed in the Hospitality Retail zone district. He gave an overview of the 7 criteria that needs to be met for a rezone, and explained how this project meets each of the criteria.

### **APPLICANT PRESENTATION**

Richard Turley introduced his wife Patty and stated they are the owners of the oldest winery in the valley, Colorado Cellars Winery, located on East Orchard Mesa. Mr. Turley explained that over the years the development of new wineries has impacted their business. Having a tasting room closer to the interstate would allow them to sell their wine to those who come off the interstate who don't make the trip to their winery on East Orchard Mesa.

### **PUBLIC COMMENT**

Zack McLean, 727 37 3/10 Rd., stated he felt there were already too many alcohol related business in Town and did not see the benefit of adding more. Mr. McLean was also concerned about the other allowable uses in this zone, such as ice cream, sodas and retail that would be in direct competition to his business.

Mike McLean, 729 37 3/10 Rd., noted that the surrounding area is residential and he feels the asking price of the property is too high to expect residential interest. Mr. McLean said the property had previously been on septic and they would have to hook up to sewer. Mr. McLean believes that if they were going to hook into sewer, they would have to come over to their property and, depending on the time of year, it may interfere with their business. Mr. McLean felt that the rezone would be an upgrade (value added) to the property.

Leslie Swett, 525 Crawford, asked if having a commercial property at that location would have an impact of the value of the surrounding properties.

### COMMISSIONER DISCUSSION

Commissioner Prinster noted that the property is located directly adjacent to the railroad and it is doubtful there would ever be interest in residential development. Chairman Parker agreed and stated that commercial would be the highest and best use of that property. Commissioner Curry expressed concern about the traffic movements right by the tracks. Commissioner Prinster stated there was a traffic study completed for the previous bank proposal. Commissioner Harbaugh reminded the Commissioners that this is just a rezone review and not a review of a particular use. Town Administrator Hawkinson stated that the town does need to know why an applicant is rezoning. Community Development Director Rusche clarified that the rezone would limit the applicant/owner to only the uses allowed in that zone, and a tasting room is one of them. Chairman Parker pointed out that the size of this parcel will further dictate what would be feasible with regards to parking and other considerations. Commissioner Hamilton stated he is generally in agreement with the rezone and has seen this property sit vacant for a long time.

Based on public comments at the last meeting, it is clear that the community has a strong feeling about wine and tasting rooms and is in character with what the community is basing a lot of its identity around. Commissioner Wheeler agreed with Chairman Parker.

### APPLICANTS CLOSING REMARKS

Mr. Turley explained that they anticipated a one way in and one way out traffic flow pattern. Mr. Turley stated he has been contacted by residential neighbors to the north because they share irrigation with them and will be meeting with them next week to discuss cost-sharing. Mr. Turley asked about the sewer tap, as he thought there was one there. Mr. Rusche stated the requirement is that sewer is available and the next phase of the review would include the provision for sewer. Mr. Turley stated that he feels the traffic may be about the same as a bank in that they plan to be open from 9am to 5pm. He does not intend to stay open late night or have bands.

**Motion #3** by Commissioner Prinster and seconded by Commission Harbaugh, to approve item PRO-2021-4 as presented.

A roll call vote was requested and the vote on the motion was as follows:

**YES: Chairman Parker, Commissioners: Harbaugh, Prinster, Hamilton, Hull, Harbaugh and Wheeler**

**NO:**

**ABSENT: None**

**The motion passed unanimously**

### UNFINISHED BUSINESS

None

### NEW BUSINESS

None

ADJOURNMENT

Motion #4 by Commissioner Prinster and seconded by Commission Harbaugh, to adjourn.

The motion passed unianimously

The meeting was adjourned at 6:44 pm.

X

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Riley Parker  
Planning Commission Chairman

X

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Lydia Reynolds  
Planning Technician

DRAFT

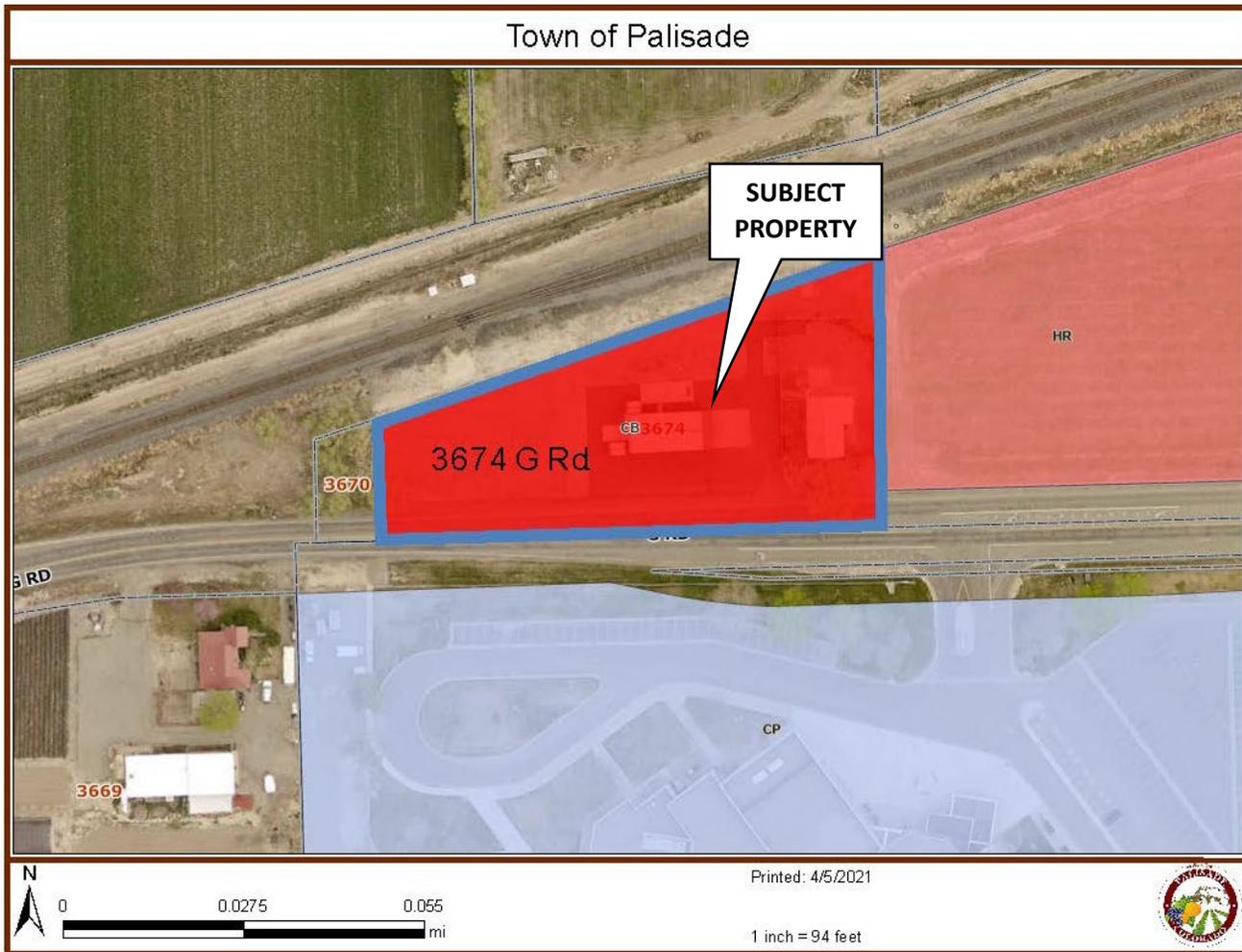
## PRO 2021-5, HARVEST HOST AT COLORADO VINTNERS CUP

LOCATED AT 3674 G ROAD, PARCEL # 2937-083-00-060

### SUMMARY

The Town of Palisade has received a request for a Conditional Use Permit (CUP) to allow for Harvest Host RV (recreational vehicle) parking on the property of Colorado Vintner's Collective, located at 3674 G Road (Parcel # 2937-083-00-060).

The property consists of approximately 1.5 acres and is zoned Commercial Business (CB). The current use is a winery, including a tasting room and outdoor patio. There is an additional building (formerly a residence) that is not being used at this time but may be used in the future in conjunction with the winery/tasting room, which are both permitted uses in the CB zone.



The business owner would like to participate in a program known as Harvest Hosts which, according to their website ([www.harvesthosts.com](http://www.harvesthosts.com)) offer “a membership program that invites self-contained RVers to have unique overnight stays.” The program matches hosts, who provide locations such as wineries, breweries, and farms with travelers throughout the country who want to partake in the experience provided at the host location.

Section 10-88 of the Palisade Municipal Code does not permit “camping” on commercial properties unless within a manufactured home park, RV park or campground as defined in the Land Development Code.

The Harvest Host program is different from an RV park in that the guests do not provide direct compensation to the host and the length of stay is limited to 24 hours. Although different from an RV Park, the Community Development Director may determine that a use is similar to a specific use listed in the use table and where such



## LAND DEVELOPMENT CODE

### 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. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

#### Section 4.07.E. Conditional Use Permit 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 Colorado Vintners Collective is located on Highway 6. It has existing access sufficient for RVs and other commercial vehicles. The proposed parking area would not interfere with the operations of the winery itself. There are no adjacent residences or businesses to the subject property. The RVs must be fully contained as no facilities (dump station, etc.) are provided. This is a requirement of the Harvest Hosts program. The guests (as well as hosts) are vetted through the program to ensure a good experience (i.e., no disruptive behavior) for both parties.*

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 conforms to practices of sound land use planning.*

*The proposed parking area has approximately 180 linear feet between the building and the west property line. Based on the setback and separation requirements specific to RV parks (15 feet between spaces and 20 feet to a building), about 120 feet would be necessary to accommodate up to four (4) RVs. The area proposed is gravel and no electrical hookups or other improvements are proposed. The concept behind the Harvest Hosts is to experience the winery or other destination and only an overnight (versus weekly or longer) stay is allowed, reducing the potential impact. The use will function as an accessory to the existing winery use and is within an appropriate commercial zone.*

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 area of the property is currently unused. The parking area will not interfere with the operation of the winery and the parking for guests thereof. The property itself is bordered by the Highway on the south (with the High School on the other side), a vineyard and church to the east, and the railroad tracks on the north and west with additional agricultural operations/vineyards on the other side of the railroad.*

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 addition of this optional service (Harvest Hosts) could boost visits to this winery and provide another alternative for tourists to experience the uniqueness of Palisade. The property is commercial in nature and there are no permanent improvements proposed that would alter the existing character of the winery or adversely affect neighboring properties.*

## **RECOMMENDATION ON THE CONDITIONAL USE PERMIT**

Staff recommends approval of the proposed conditional use permit (CUP) for the Harvest Hosts recreational vehicle parking, with the findings of fact as stated above, and with the following conditions:

- 1) No permanent facilities (such as a dump station or electrical connection) shall be installed to serve this proposed use.
- 2) Gravel surfaces within the property shall be maintained for the duration of the use in a dust-free manner.
- 3) Should the business owner elect to no longer participate in the Harvest Hosts program, then RV parking will no longer be allowed unless a new CUP is approved.

## **ATTACHMENTS**

Letter of Intent

Site Plan



January 28<sup>th</sup>, 2021

To Whom It May Concern:

The intent of this request is to allow parking for Harvest Host Members to park on our premises at 3674 G Road Palisade CO 81526. The members are only allowed parking for one night and are required to be a self contained RV with a toilet, water tank and inside cooking facilities. No tents of any kind are allowed.

The focus of this organization is to support local business in the winery, brewery and farming industries by purchasing goods sold by these businesses that provide overnight parking on their properties.

We believe that our property is best suited for this activity and will benefit our business and the overall economy of Palisade. Further more our location is on the boundaries of the town's limits and have no surrounding neighbors or other businesses to disrupt by providing Harvest Host Parking.

Thank you for your time.

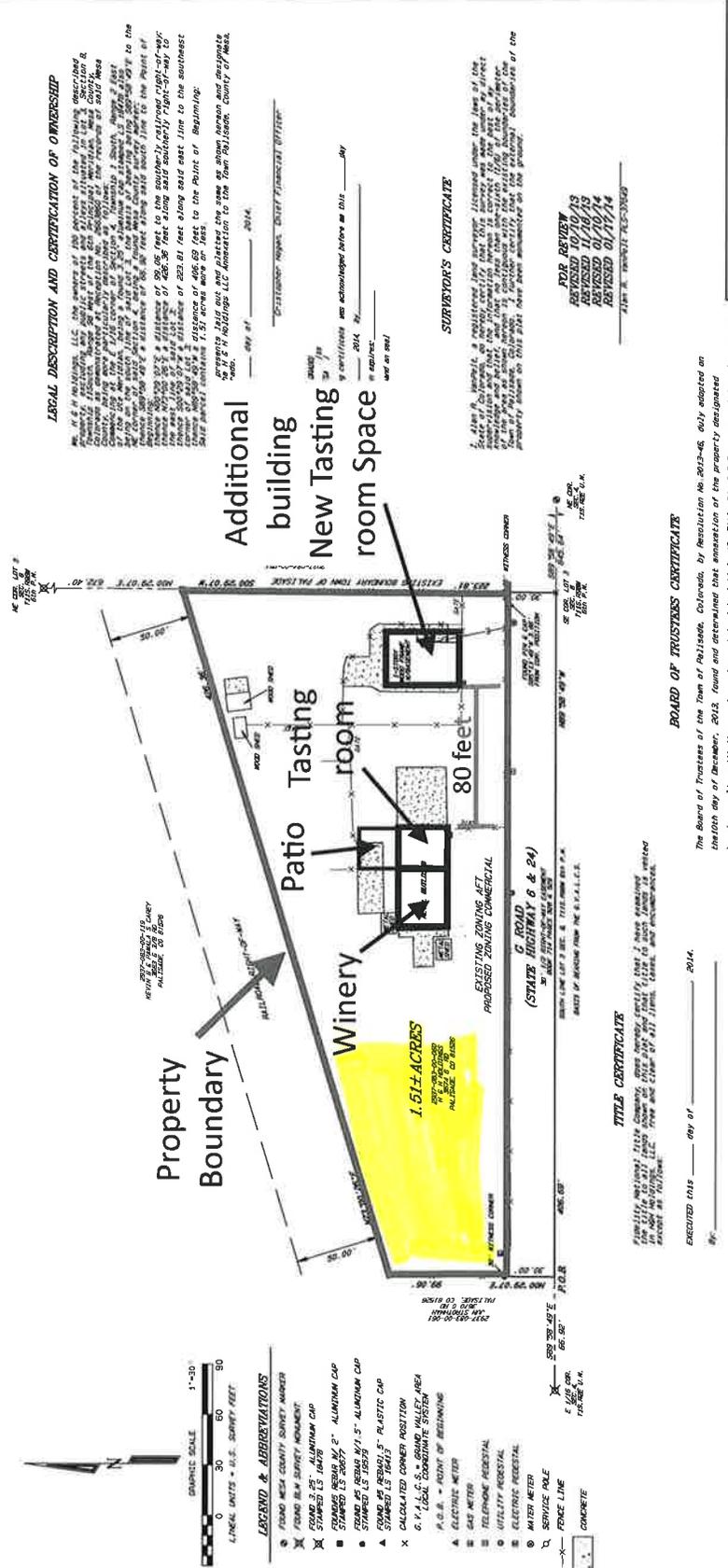
Warmest regards,

A handwritten signature in black ink that reads "Aly McDonald". The signature is written in a cursive, flowing style.

Aly McDonald  
707.299.8102

# ANNEXATION MAP

## H & H HOLDINGS, LLC ANNEXATION LOT 3, SECTION 8, T11S, R98W, 6TH P.M. TOWN OF PALISADE, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP**

Mr. H & H HOLDINGS, LLC, the owners of the following described parcel of land, to-wit: 1.51± ACRES, more or less, situated in the Town of Palisade, County of Mesa, State of Colorado, do hereby certify that the annexation map is a true and correct copy of the original map on file in the office of the Mesa County Clerk and Recorder, and that the same complies with the requirements of Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Palisade.

Witness my hand and the seal of the Mesa County Clerk and Recorder, at \_\_\_\_\_, Mesa, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed in my office in the office of the Mesa County Clerk and Recorder at \_\_\_\_\_, Mesa, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, in Book No. \_\_\_\_\_, Page(s) No. \_\_\_\_\_.

**BOARD OF TRUSTEES CERTIFICATE**

The Board of Trustees of the Town of Palisade, Colorado, by Resolution No. 2013-06, duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Palisade.

The Board of Trustees of the Town of Palisade, Colorado, by Ordinance No. 2014-01, duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, did amend the property herein described to the Town of Palisade, Colorado.

ATTEST:

Town Clerk

**TITLE CERTIFICATE**

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_

**SURVYOR'S CERTIFICATE**

I, \_\_\_\_\_, a registered professional surveyor licensed under the laws of the State of Colorado, do hereby certify that the annexation map is a true and correct copy of the original map on file in the office of the Mesa County Clerk and Recorder, and that the same complies with the requirements of Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Palisade.

Witness my hand and the seal of the Mesa County Clerk and Recorder, at \_\_\_\_\_, Mesa, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**FOR REVIEW**

RECEIVED 10/10/13

RECEIVED 01/10/14

RECEIVED 01/11/14

ALAN R. HENNING 763-3360

**ANNEXATION MAP**

H & H HOLDINGS, LLC ANNEXATION  
LOT 3, SECTION 8, T11S, R98W, 6TH P.M.  
TOWN OF PALISADE, COUNTY OF MESA,  
STATE OF COLORADO

**ALAN'S LAND SURVEYING**

GRAND JUNCTION, CO. (970) 685-0741

ADDRESS: P.O. BOX 1400  
8071 S. MAIN AVENUE, SUITE 101

DATE OF RECORDING: JANUARY 2014

PLAT NO. 2013-01

**BASIS OF BEARING STATEMENT**

SECTION 8, T11S, R98W, 6TH P.M., PALISADE, CO. 8150

SECTION 4 BEING A TOWN MOUNTAIN SURVEY MAP

NOTICE: According to Colorado law, the plat must contain any field notes, bearings, distances, and other data which were used in the survey, and which are necessary to explain and support the same. The surveyor is not responsible for the accuracy of the data furnished by the owner of the land surveyed.