



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

May 7, 2024

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. **TOWN CLEAN-UP DAY** is Saturday, May 11, 2024, from 8:00 am – 12:00 pm (or until the dumpsters fill) at Riverbend Park. Please visit www.palisade.colorado.gov for more information.
- VI. APPROVAL OF MINUTES**
 - a. Minutes from April 16, 2023, Regular Planning Commission Meeting
- VII. PRESENTATION**
 - a. Review Planning Commission Responsibilities and Duties
- VIII. CURRENT PLANNING TOPICS**
 - a. **Zoning Amendments**
 - i. Agri-Urban Buffer
 - ii. 1st St. Mixed Use
 - b. **Harkey's Boat Ramp**
 - i. Evolution of design
 - ii. Public engagement – virtual open house
 - c. **AGNC Mini Grant Approved:**
 - i. Feasibility study and strategic plan for economic development of downtown (Discuss scope, timeline, and public input opportunities)
 - d. **Land Development Code Amendments:**
 - i. Shade structures (Standards, permitting process)
 - ii. Food trucks and Mobile food courts (Regulations, designated areas)
 - iii. Clarify and define temporary use, special event, and accessory units
 - iv. Outdoor service areas (Regulations for restaurants and cafes)

e. Downtown Revitalization:

- i. Rose bushes removed at Kluge & Main St. - Options for drought-tolerant planting or metalwork installations

f. Communication:

- i. TextMyGov awareness campaign (Strategies to increase public enrollment)

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
April 16, 2024**

Prior to the meeting being called to order, Chair Gekas asked those present to join in a moment of silence in support of the victims of the Iowa Avenue Fire.

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:05 pm by Chair Amy Gekas, with Commissioners present: Riley Parker, David Hull, Brandon Burke, Don Bosch, and LisaMarie Pinder. A quorum was declared. Absent was Vice-Chair Ed Seymour. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz, GIS Coordinator Todd Widegren, and Town Clerk Keli Frasier.

AGENDA ADOPTION

Motion #1 by Commissioner Bosch, seconded by Commissioner Burke, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously

ANNOUNCEMENTS

Town Manager Hawkinson introduced the new Community Development Director, Devan Aziz.

APPROVAL OF MINUTES

Motion #2 by Commissioner Hull, seconded by Commissioner Bosch, to approve the Minutes from the August 1, 2023, regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested.
Motion carried unanimously.

FUTURE AGENDA ITEMS/CURRENT PLANNING TOPICS

Outline of Zoning Consolidation

Community Development Director Aziz gave a brief presentation about proposed zoning-type consolidation. After a lengthy discussion amongst the Commission, the following direction was given to staff:

- Move forward with transitioning Low-Density Residential (LDR) to Single Family Residential (SFR)
- Move forward with transitioning Medium-Density Residential (MDR) to Multi-Family Residential (MFR)
- Remove apartments from the allowed uses of High-Density Residential zones (HDR)

Proposal of Bike Parking

Community Development Director Aziz gave a brief presentation regarding proposed bicycle parking areas. The Commission discussed possible locations for bike parking and gave staff the following directions:

- Three racks should be placed near the entertainment district

- Three racks should be placed near the plaza
- Three racks should be placed near Independent Park
- Look into portable bike parking for downtown events (i.e., the Palisade Sunday Farmers Market)

Town Manager Report

Town Manager Hawkinson reviewed upcoming events and proposed modifications to the Palisade Peach Festival dates.

PUBLIC COMMENT

None was offered.

ADJOURNMENT

Motion #3 by Commissioner Burke, seconded by Commissioner Hull, to adjourn the meeting at 7:25 pm.

A voice vote was requested.

Motion carried unanimously.

X

Amy Gekas
Planning Commission Chair

X

Keli Frasier
Town Clerk

REVISIONS:

DATE:	BY:

PRELIMINARY-NOT FOR CONSTRUCTION
 SUBMITTAL SET FOR REVIEW
 BID SET
 FOR CONSTRUCTION
 AS BUILT

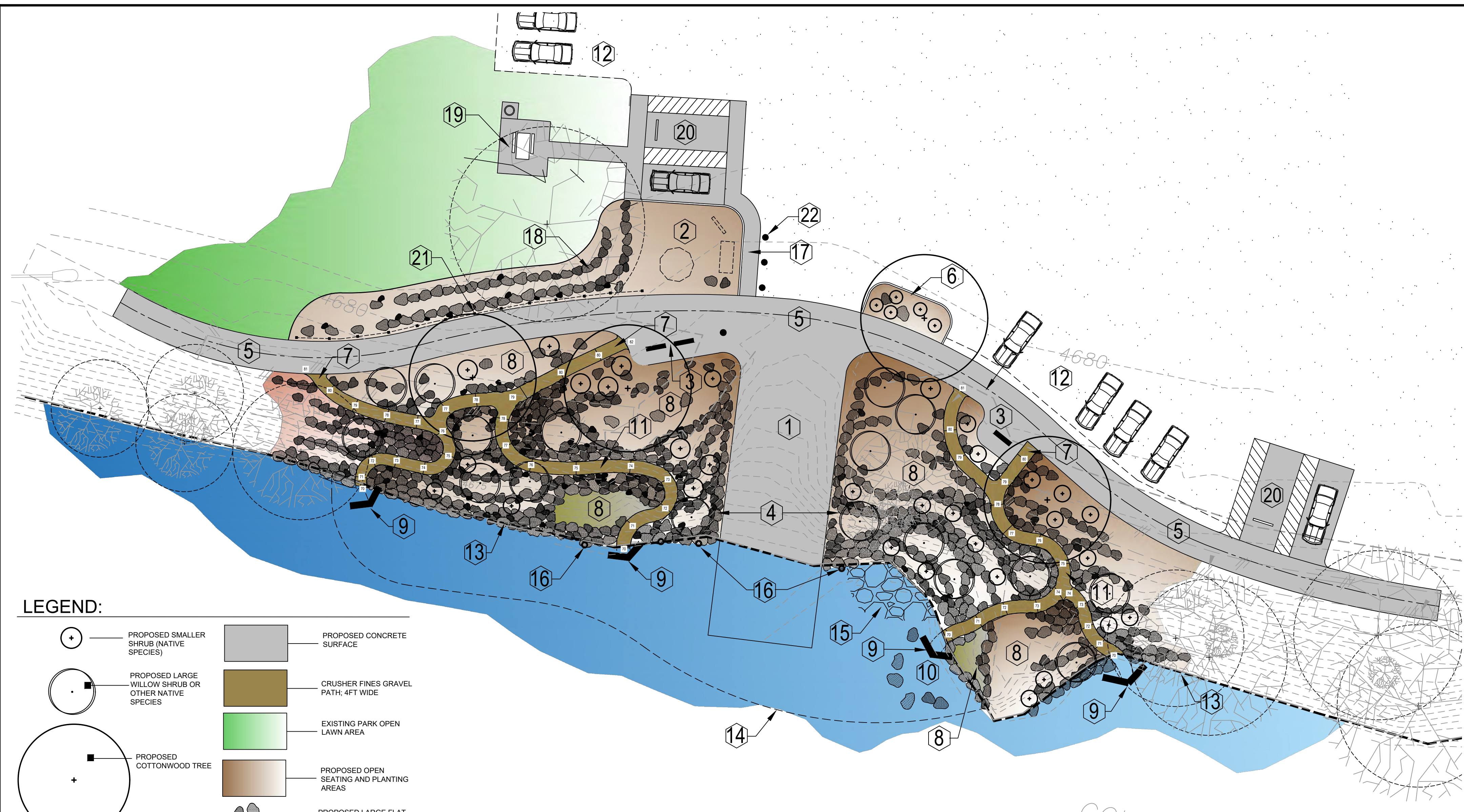


B Typical Section - Illustration
 N.T.S.

CONCRETE CURBED ISLAND AREA FOR SIGNAGE, LIFE PRESERVER AND KIOSK LOCATION.

KEY NOTES:

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1 CONCRETE BOAT RAMP (APPROX. 100 LF TO CENTER LINE OF PROPOSED RE-ALIGNED BIKE PATH, 32 FT. WIDE, MAX. SLOPE 15% GRADE, PREFERRED DEPTH) | 12 PROPOSED PARKING RE-ALIGNMENT LINE |
| 2 CONCRETE CURBED ISLAND AREA FOR SIGNAGE, LIFE PRESERVERS, KIOSK & BIKE RACK | 13 APPROX. SHORE LINE LOCATION |
| 3 PROPOSED FIXED SEATING AND VIEWING AREA | 14 PROJECTED SWIM AND BOAT LAUNCH BOUNDARY LINE |
| 4 NATIVE ROCK BOULDER WALLS AND TERRACING, (TYP.) | 15 PROPOSED LARGE RE-PURPOSED CONCRETE SLAB RIP-RAP TREATMENT FOR SILT BUILD AND MITIGATION |
| 5 CONCRETE BIKE AND PEDESTRIAN PATH RE-ALIGNMENT, 10 FT WIDE | 16 PROPOSED BOAT "D-RING" MOUNTED INTO SHORE LINE ROCK BOULDERS FOR ANCHORING & BOAT TIE-DOWN |
| 6 CONCRETE CURBED PLANTING ISLAND OR OPTIONAL SIGN LOCATION | 17 HANDI-CAP ACCESS, CONCRETE WALK |
| 7 ENTRANCE TO 4FT WIDE CRUSHER FINES PATH, MAX. GRADES 10-12% | 18 PROPOSED AMPHITHEATER STYLE SEATING |
| 8 PROPOSED SAND SWIM BEACH AREA AND INFORMAL SEATING | 19 PROPOSED "ADA" ACCESSIBLE PICNIC TABLE & CONCRETE PAD |
| 9 PROPOSED RIVER ACCESS | 20 PROPOSED "HANDI-CAP" CONCRETE PARKING |
| 10 PROPOSED SHALLOW POOL AREA, SWIM BEACH | 21 PROPOSED WOOD POSTS AND CABLE GUARD RAIL |
| 11 PROPOSED 4FT WIDE CRUSHER FINES PATH, MAX. GRADES 10-12%, (TYP.); NON-ADA ACCESSIBLE | 22 PROTECTIVE BOLLARDS |



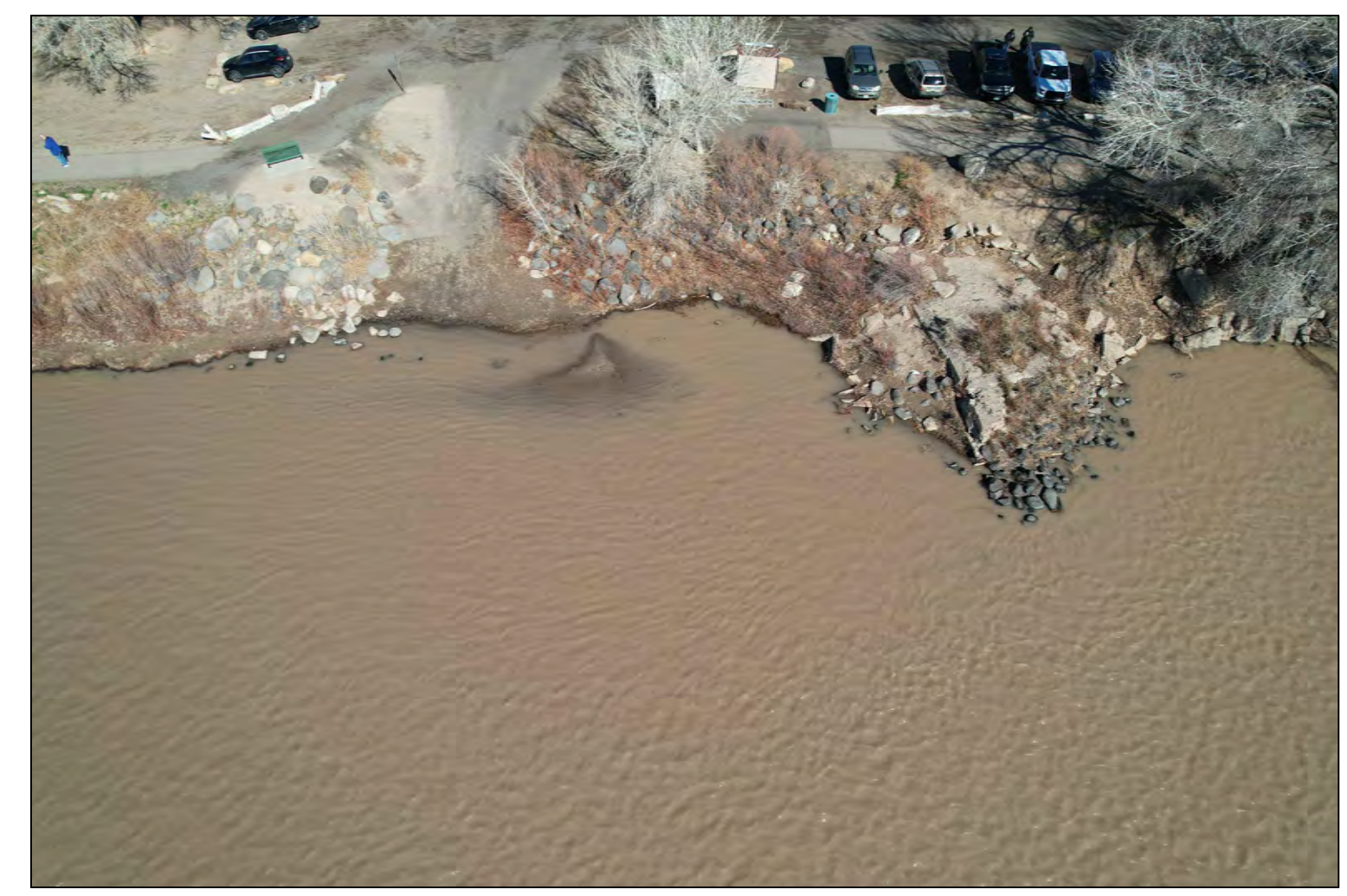
A Conceptual Design Layout
 Scale: 1"=20'-0"
 NORTH

LEGEND:

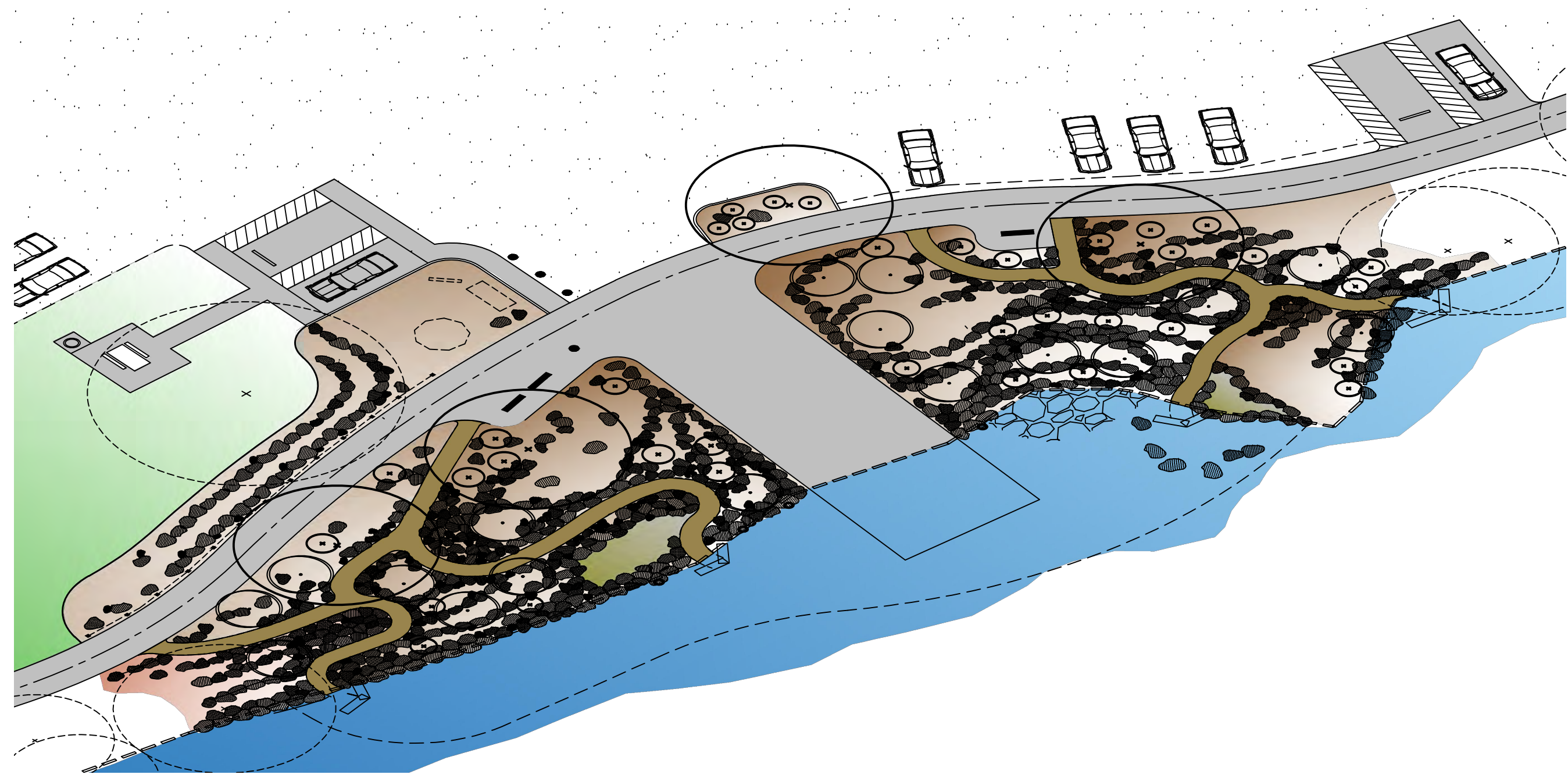
PROPOSED SMALLER SHRUB (NATIVE SPECIES)	PROPOSED LARGE WILLOW SHRUB OR OTHER NATIVE SPECIES	PROPOSED COTTONWOOD TREE	PROPOSED CONCRETE SURFACE
PROPOSED CRUSHER FINES GRAVEL PATH, 4FT WIDE	EXISTING PARK OPEN LAWN AREA	PROPOSED OPEN SEATING AND PLANTING AREAS	PROPOSED LARGE FLAT MODULAR BOULDERS, TYP.; (GOOD FOR INFORMAL SEATING)



C Aerial View-West Side
 N.T.S.



D Aerial View-East Side
 N.T.S.



E Isometric-Plan View
 N.T.S.

HARKY'S BOAT RAMP
 AT RIVERBEND PARK
 451 PENDLETON STREET
 PALISADE, COLORADO

MG Designs, LLC
 MARK GIBBONS, PLA
 2049 Barbary Avenue
 Grand Junction, CO 81506
 c.970.260.7386
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Design Concept
 90% Progress

Note: This drawing is conceptual design and is not an engineered drawing. This drawing shall be used for design intent only. This drawing was derived from information provided by Owner's and "GIS" image maps available at the time this drawing was prepared. MG Designs, LLC, does not warrant or guarantee absolute accuracy of this drawing and its content.

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