



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

August 1, 2023

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 OF PALISADE ICE CREAM SOCIAL Thursday, August 17, 2023, starting at 5:30 pm in Downtown Palisade.
 - B. PALISADE PEACH FESTIVAL Friday and Saturday, August 18-19, 2023, for a full list of events and tickets, please visit <https://palisadecoc.com/events/palisadepeachfest/>.
- VI. APPROVAL OF MINUTES
 - A. Minutes from July 18, 2023, 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.
 - A. **PUBLIC COMMENT REMINDER:**
All emails are to be sent to the Community Development Director at brusche@townofpalisade.org
Emails for public comment on a specific agenda item received prior to the day packets are published will be included with 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 in-person at the meeting and make said statements to the Commission directly.
- VIII. FUTURE AGENDA ITEMS / CURRENT PLANNING TOPICS
- IX. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
July 18, 2023**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Commissioner Riley Parker, with Commissioners present: David Hull, Brandon Burke, Don Bosch, and LisaMarie Pinder. Absent were Chair Amy Gekas and Vice-Chair Ed Seymour. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Town Clerk Keli Frasier.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously

APPROVAL OF MINUTES

Motion #2 by Commissioner Hull, seconded by Commissioner Pinder, to approve the Minutes from the June 20, 2023, regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested.
Motion carried unanimously.
Commissioner Bosch abstained from the vote due to his absence at said meeting.

PUBLIC COMMENT

Jason Lawson, 555 38 Road; raised concerns about a proposed solar power farm for 38 Road near Talbott Farms and the detriment it may cause to the surrounding neighborhoods and scenic views.

PUBLIC HEARING

PRO 2023-04 – SKILLED GAMING BUSINESSES TEXT AMENDMENT

Commissioner Parker opened the public hearing at 6:04 pm.

Community Development Director Rusche reviewed the staff report, including a review of the approval criteria per the Palisade Land Development Code, which is as follows:

Section 4.01.E., Text Amendment Approval Criteria

In evaluating any proposed amendment of the text of the Land Development Code, the following shall be considered:

1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements;

The rise of skilled gaming businesses within the Grand Valley has created concerns about the circumvention of state law regarding regulated gambling and the increase in crime that results from these businesses.

2. The amendment must not adversely affect the public health, safety, or general welfare;

The proposed text amendment would positively affect the public health, safety, or general welfare.

3. The amendment is necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected;

The proposed text amendment is necessary to address the societal ramifications of unauthorized, unregulated gambling.

4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or

The proposed text amendment incorporates specific provisions of state law that already prohibit unauthorized, unregulated gambling.

5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.

The recently adopted Palisade Game Plan contains the following Goals, Strategies, and Actions that are relevant to the discussion of appropriate land uses in Table 6.1:

Goal 2.1: Balance growth with preserving the agricultural heritage to maintain a sense of community.

Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance[d] growth with community preservation.

There are currently no skilled gaming businesses within the Town, and the goal of the proposed text amendment is to ensure that remains the case.

Commissioner Parker opened the hearing to public comment. None was offered.

Commissioner Parker opened the hearing to Commissioner comment. None was offered.

Motion #3 by Commissioner Burke, seconded by Commissioner Hull, to forward a recommendation of approval to the Board of Trustees for the Town of Palisade of PRO 2023-04 – Skilled Gaming Businesses Text Amendment, finding that the criteria of the Palisade Land Development Code have been met.

A roll call vote was requested.

Yes: Commissioner Bosch, Commissioner Burke, Commissioner Pinder, Commissioner Hull, Commissioner Parker

Absent: Chair Gekas, Vice-Chair Seymour

No:

Motion carried.

Commissioner Parker closed the public hearing at 6:10 pm.

FUTURE AGENDA ITEMS

No future agenda items were discussed.

ADJOURNMENT

Motion #3 by Commissioner Hull, seconded by Commissioner Bosch, to adjourn the meeting at 6:11 pm.

A voice vote was requested.
Motion carried unanimously.

X

Riley Parker
Planning Commissioner

X

Keli Frasier
Town Clerk

DRAFT