



Town of Palisade Community Evaluation Report

PREPARED FOR:

The Town of Palisade

PREPARED BY:

Greg Moberg
1771 Stellar Place
Montrose, CO 81401

Town of Palisade
Palisade Community Development Department
Palisade Planning Commission

Funding was provided by the Town of Palisade
and the Colorado Department of Local Affairs, Division of Local Government



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INTRODUCTION

History of the Land Development Code

In May of 2007 the Town adopted a new Comprehensive Plan which established a vision for the town to “preserve and enhance the agricultural village atmosphere of Palisade, while fostering tourism, economic growth and prosperity...” Then in May 2008 the Board of Trustees adopted the Land Development Code by replacing Chapters 16 and 17 (Zoning and Subdivisions) of the Palisade Municipal Code.

Since its adoption in 2008, the region experienced an economic downturn as part of the national “Great Recession.” The influences of the downturn are still affecting the Town of Palisade and the Grand Valley. The Land Development Code, written before the downturn, established some new approaches to land use by introducing mixed use zones, town center concepts and alternatives for residential cluster subdivisions. However, the additions to the Land Development Code have had little application, due in large part to the economic downturn.

In the eight years the new Code has been in existence, it has been amended to reflect changes to sign standards, medical marijuana businesses, short term vacation rentals, child home care, outdoor recreation uses, crematoriums, brewpubs, distilleries and microbreweries. Major shortcomings to the existing code include a general lack of organization, conflicting language and a general lack of clarity in the administration of the regulations.

Purpose and Organization

The purpose of this report is to generally review trends and key issues affecting the Town of Palisade as the Town begins the process of review and rewrite of the Land Development Code. Specifically, this report provides an overview of land use, zoning, transportation, demographics, building and construction, revenues, parks and recreation, community facilities and Town plans and studies. By reviewing these trends and issues, opportunities and constraints may become evident and should be considered as part of the Code rewrite process. This report is intended to help inform and serve as a foundation for discussion among Palisade’s community at large.

LAND USE

The information in Table 1 is based on parcel data provided by the Mesa County Assessor for assessment purposes.

- Residential is the largest use of land in acres (36%) and parcels (70%).
- The second predominant land use are exempt properties which are owned by local, state and federal agencies and nonprofits (25% of the total land area). While parcels used for agricultural purposes make up 22% of the Palisade land area.
- Commercially used properties account for 11% of the land area but are second in total parcels (6%) behind residential (75%).
- Vacant parcels make up only 2% of the total inventory. However, there are many underutilized parcels within the Town's boundaries. Underutilized parcels can be defined as parcels having a large amount of open area, parcels with nonconforming uses or parcels that do not meet the Comprehensive Plan designation and could be upzoned.
- Not shown on Table 1 are 184 manufactured homes. These homes appear as parcels on the County's parcel maps. However, because these homes are not attached to the property (they sit on rented spaces), counting them as parcels would distort the total acre and parcel calculations.

Table 1. Land Use – 2016				
	Acres		Parcels	
	Total	Percent	Total	Percent
Residential	197	36%	711	70%
Exempt	139	25%	42	3%
Agricultural	119	22%	30	2%
Commercial	60	11%	72	6%
Multi-Family (4-8 du/ac)	10	2%	32	3%
Duplex/Triplex	6	1%	25	2%
Common Area	4	1%	10	1%
Multi-Family (9+ du/ac)	4	1%	3	0%
Townhouse	3	1%	52	4%
Industrial	2	0%	5	0%
Condo	1	0%	34	3%
State Assessed	0	0%	1	0%
Total	544	100%	1,017	100%
Data Source: Mesa County Assessor – 2016				
Note: Land use categories are assigned to each parcel by the Assessor for assessment purposes.				

ZONING

Existing Zoning

As previously stated, the Town of Palisade introduced a new Land Development Code in 2008 that renamed several existing districts and creating several new districts.

Table 2. Zone Districts		
Symbol	District Name	Former District Name
Residential Districts		
AR	Agricultural Residential	(New District)
AFT	Agriculture, Forestry Transitional	(Same)
ER	Estate Residential	(New District)
LDR	Low Density Residential	R-1, Low Density Residential
MDR	Medium Density Residential	R-2, Medium Density Residential
HDR	High Density Residential	R-3, High Density Residential
MU	Mixed Use	(New District)
Nonresidential Districts		
TC	Town Center	B-1, Business
CB	Commercial Business	B-2, Business
LI	Light Industrial	(New District)
HR	Hospitality Retail	(New District)
CP	Community/Public	(New District)
Planned and Special Purpose Districts		
PUDO	Planned Unit Development Overlay	Planned Unit Development (PUD)
PUD	Planned Unit Development	(Same)
NCO	Neighborhood Conservation Overlay	(New District)
Data Source: Land Development Code – 2017		

The 2017 Land Development Code explains the purpose of each district as follows:

Agricultural Residential, is designed to promote and encourage a quality low density residential environment in an agricultural setting.

Agricultural and Forestry Transitional, provides locations for wineries, vineyards and related lodging and commercial activity compatible with the Town's rural and agricultural character.

Estate Residential, provide for orderly suburban residential development and redevelopment and to encourage orchards and vineyards within Town boundaries.

Low Density Residential, established to maintain and protect residential areas at low to moderate densities characterized predominantly by single-family detached units.

Medium Density Residential, established to maintain and protect residential areas of higher density which include small lot to high density development.

High Density Residential, to protect, preserve and enhance existing residential areas of higher density which include multifamily dwellings mixed with other housing types.

Mixed Use, intended to facilitate adaptive re-use and preservation of older residential structures and compatible new development and nonresidential uses.

Town Center, intended to provide for the business and civic functions that make up the Town core with a strong pedestrian character.

Commercial Business, provides locations of offices, service uses and businesses retailing durable and convenience goods for the community as a whole.

Light Industrial, promotes the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist.

Hospitality Retail, provides location for hospitality, retail development along I-70 in the vicinity of Exits 42 and 44 in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses.

Community Public, the purpose of the CP zone is to designate areas for public uses within the Town.

Planned Unit Development Overlay, intended primarily to promote infill and redevelopment and to supplement the primary underlying base district classification.

Planned Unit Development, accommodates proposals for the same or similar uses to be developed as integrated units.

Neighborhood Conservation Overlay, is intended to facilitate adaptive re-use and preservation of older residential structures and compatible new development.

Area Zoned

Map 1 depicts existing zoning districts for the Town of Palisade.

The Town of Palisade has twelve base zoning districts and three planned and special purpose districts. The majority of the Town (28.0%) is zoned Low Density Residential (LDR). The second largest area (20.3%) is zoned Community/Public (CP). Currently no property is zoned Planned Unit Development Overlay or Neighborhood Conservation Overlay. Three parcels (two owned by the Town and one owned by Union Pacific Railroad) are not zoned and account for approximately three acres.

Table 3. Zoning - 2016		
District Name	Acres	
	Total	Percent
Base Districts		
Low Density Residential (LDR)	159	28.0%
Community/Public (CP)	115	20.3%
Agriculture, Forestry Transitional (AFT)	112	19.8%
Commercial Business (CB)	45	8.0%
Medium Density Residential (MDR)	32	5.6%
Mixed Use (MU)	31	5.4%
Hospitality Retail (HR)	16	2.9%
High Density Residential (HDR)	13	2.4%
Town Center (TC)	13	2.3%
Light Industrial (LI)	2	0.4%
Agricultural Residential (AR)	0	0.0%
Estate Residential (ER)	0	0.0%
No Zoning (open space/canals, etc.)	3	0.0%
Planned and Special Purpose Districts		
Planned Unit Development Overlay (PUDO)	0	0.0%
Planned Unit Development (PUD)	25	4.4%
Neighborhood Conservation Overlay (NCO)	0	0.0%
Total	566	100.0%
Data Source: Official Zoning Map of the Town of Palisade		

Due in part to the economic downturn, the Town of Palisade has had very few requests to rezone property. Since 2008 only eight parcels totaling approximately 8.52 acres have been rezoned. Request to annex property into the Town of Palisade has not be much better. Since 2008 nine parcels approximately 35.41 acres have been annexed into the Town.

TRANSPORTATION

Highways

There are two highways that pass by and through the Town of Palisade. Interstate 70 which runs east and west across the U.S. from Maryland to Utah. There are two exits to Palisade from I-70, Exits 42 and 44. Exit 42 leads directly into Palisade at 37 3/10 Road. Whereas Exit 44 accesses US Highway 6, also known as G Road and W. Eighth Street. US Highway 6 is the second highway that runs through the Town. I-70 provides easy access to the City of Grand Junction and the Town of Fruita while US 6 provides easy access to Clifton and Montrose and Telluride to the south.

Table 4. Average Annual Daily Traffic

Route	Location	AADT		
		2015	2030	Percent Change
I-70	Exit 44	19,000	23,275	22.5%
I-70	34 Road	22,000	28,435	29.3%
US 6	Exit 44	1,200	1,263	5.3%
US 6	Town Park	3,700	3,756	1.5%
US 6	Shiraz Drive	7,600	8,398	10.5%
US 6	35 Road	5,300	5,380	1.5%
Data Source: 2015 data from the Colorado Department of Transportation Data Source: 2030 Estimates from the Colorado Department of Transportation				

Streets

Palisade was platted, as were most towns created around the turn of the past century, in a grid format. The Town was originally incorporated in 1904. Most of the original streets run east/west and north/south. However with the Colorado River and the railroad tracks, many of these streets dead-end or curve off in a different direction.

Railroads

The Union Pacific Railroad runs east to west bisecting the Town. Upon inspection of the County's aerial photo maps, there seem to be very few (only one identified) rail spurs accessing property within the Town.

Public Transportation

Grand Valley Transit serves the Grand Valley from Palisade to Fruita. Bus service is scheduled hourly with one route through Town. The route is along US 6 to Elberta than loops around Town by way of 1st Street, Bower to Kluge and Iowa Avenues to Riverbend Park back to US 6. Annual ridership peaked in 2011 with 1,045,898 riders. However, since 2011 ridership has slowly declined to 831,435 riders in 2015. From 2013 to 2015, ridership in Palisade has been between 45,000 to 55,000 riders.

DEMOGRAPHICS AND SOCIOECONOMIC CONDITIONS

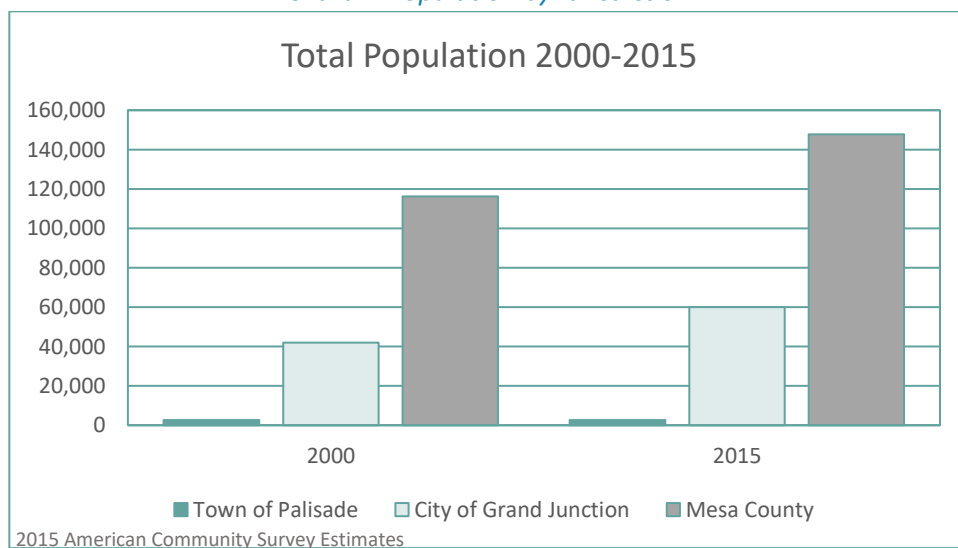
Population

Between 2000 and 2015, the population of the Town of Palisade grew by 2.9% while the population of the City of Grand Junction grew by 42.8% and Mesa County grew by 27.2%. During the same period, the total population of the State of Colorado grew by 22.7%.

Table 5. Population			
	2000	2015	Change 2000-2015
Town of Palisade	2,579	2,654	2.9%
City of Grand Junction	41,986	59,945	42.8%
Mesa County	116,255	147,834	27.2%
State of Colorado	4,301,261	5,278,906	22.7%
Data Source: 2000 Census SF1 Data and 2015 American Community Survey Estimates			

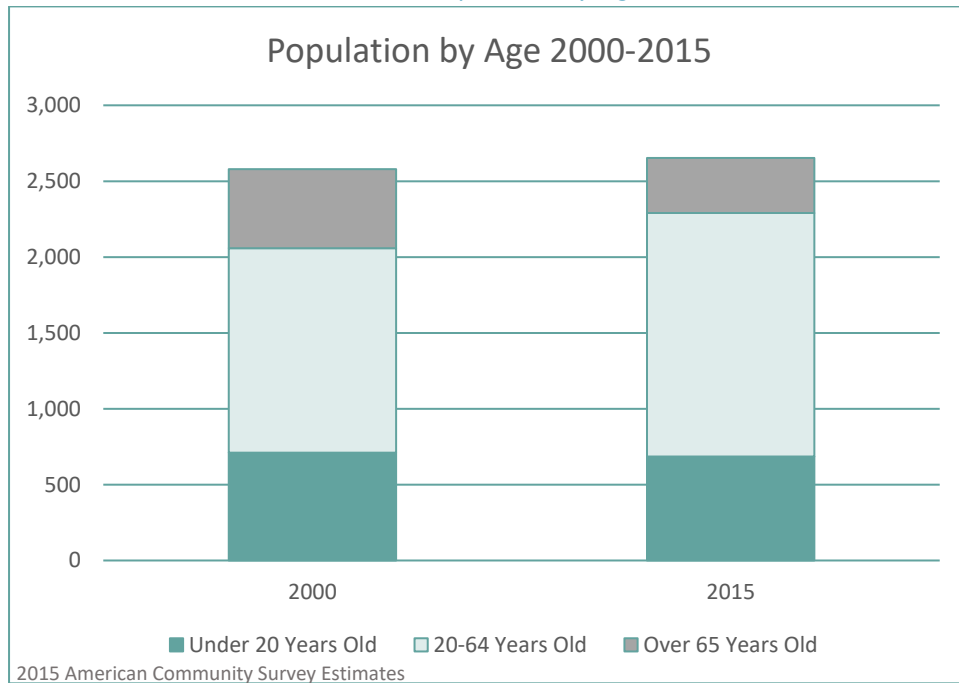
Population growth is an interesting dilemma for the Town of Palisade. The Town is bordered on the south and east by the Colorado River and to the north by I-70. The primary direction that the Town can grow is to the west. However due to existing agriculturally used lands, vineyards and orchards that create the vast majority of the Town's economy, growth to the west would be difficult. It should be noted that reduction of prime agricultural lands may diminish one of the strong characteristics associated with the Town.

Chart 1. Population by Jurisdiction



Though the Town of Palisade did not see the growth that the City of Grand Junction or Mesa County saw from 2000 to 2015, it did see a change in the age of its population. From 2000 to 2015 the population of Palisade saw its median age drop. In 2000 the median age was 39.5 years and in 2015 the median age is estimated as 37.9 years. This is younger than Mesa County (38.4) but older than the State of Colorado (36.3). On a side note the median age in 2010 was 46.4.

Chart 2. Population by Age



Future population growth is difficult to project as it will depend upon many different influences. However it would seem that the stagnation created by the recession has begun to lift and western Colorado and the Western Slope could again see major growth.

Household Type

Between 2000 and 2015, the number of households in the Town of Palisade increased from 1,128 to 1,190 (4.5%) with over 50% of all households types being single-family. From 2000 to 2015 it was estimated that the number of duplexes dropped from 21 to 11, tri/four-plexes increased from 156 to 165 and manufactured homes dropped from 211 to 165 (the Assessor indicates that there are 184 manufactured homes). However the largest increase, according to the American Community Survey (ACS) 5-year estimates, was in multifamily household types which grew from 103 to 183 units, a 77.6% increase.

Table 6. Household By Type				
	2000		2015	
	Units	Percent of Total	Units	Percent of Total
Single-Family	637	56.5%	666	56.0%
Duplex	21	1.9%	11	0.9%
Tri and Four-Plex	156	13.8%	165	13.9%
Multifamily	103	9.1%	183	15.4%
Mobile Homes	211	18.7%	165	13.9%
Total	1,128	100.0%	1,190	100.0%
Data Source: 2000 Census SF1 Data and 2015 American Community Survey Estimates				

Household Tenure and Occupancy

Total occupied housing also increased. The number of occupied units increased from 1,051 to 1,136. Or to look at it from a different perspective the percentage occupied units increased from 93.7% to 95.5%. However owner occupied housing has decreased from 65.2% to 51.7%. This is a trend that is being seen throughout Colorado and the nation, higher occupancy but lower ownership.

Table 7. Household Occupancy				
	2000		2015	
	Units	Percent of Total	Units	Percent of Total
Occupied Housing Units	1,051	93.7%	1,136	95.5%
Vacant Housing Units	66	6.3%	54	4.5%
Owner Occupied	685	65.2%	615	51.7%
Renter Occupied	366	34.8%	521	43.8%
Data Source: 2000 Census SF1 Data and 2015 American Community Survey Estimates				

Median Housing Costs

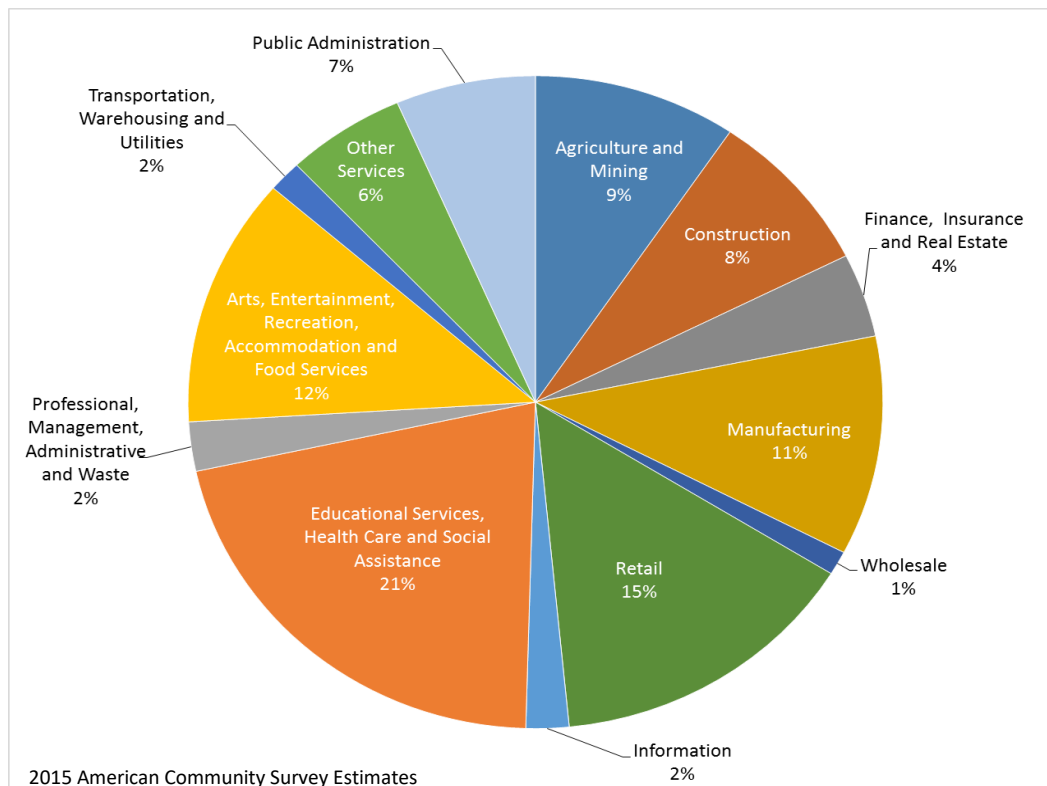
From 2000 to 2015, average rents have grown from \$510 to \$786, an increase of 54.1%. During the same period the median home value rose from \$101,900 to \$165,700. An increase of 62.6%. The number of vacant units decreased from 66 to 54 and the current rental vacancy rate is estimated at 2.4%.

Table 8. Median Housing Costs		
	2000 Census	2015 ACS
Median Contract Rent	\$510	\$786
Median Home Value	\$101,900	\$165,700
Vacant Housing Units	66	54
Data Source: 2000 Census SF1 Data and 2015 American Community Survey Estimates		

Employment

In 2015, it is estimated that there were 1,352 employed residents of the Town of Palisade. The unemployment rate was estimated for the Town of Palisade at 3.4%. This is a one percent drop from 2000 (4.4%). In the Grand Junction Metropolitan Area, unemployment is estimated at 5.3% and for the State of Colorado, 3.3%. The largest employment industry is Education Services, Health Care and Social Assistance and the second is Arts, Entertainment, Recreation, Accommodation and Food Services.

Chart 3. Employment by Industry for the Town of Palisade – 2015



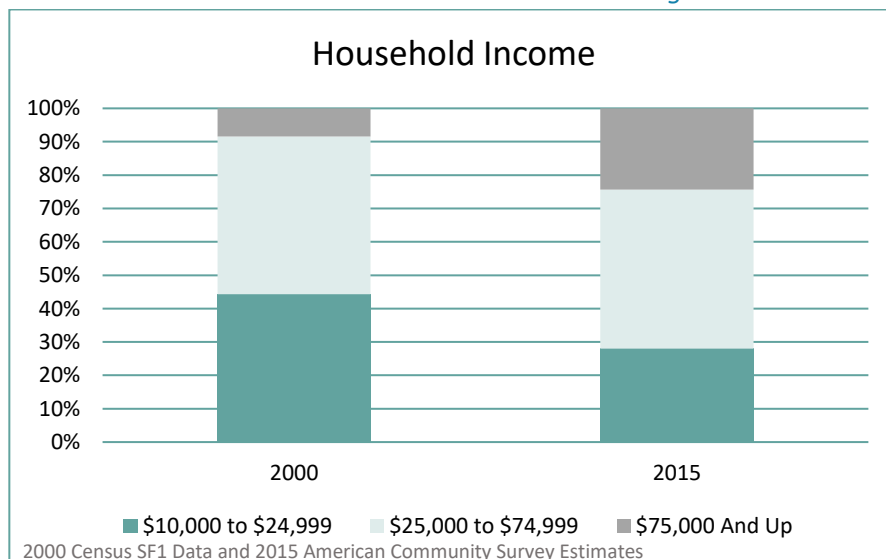
Income

Median household income for 2015 is estimated at \$43,167, 55% higher than in 2000 (\$27,739). The median income is lower than Grand Junction (\$45,358) and Mesa County (\$49,322) while it is significantly lower than the State of Colorado (\$60,629).

Table 9. Household Income				
	2000 Census		2015 ACS	
	Households	Percent	Households	Percent
Less than \$10,000	99	9.3%	66	5.8%
\$10,000 to \$14,999	128	12.0%	68	6.0%
\$15,000 to \$24,999	246	23.1%	184	16.2%
\$25,000 to \$34,999	203	19.0%	128	11.3%
\$35,000 to \$49,999	189	17.7%	194	17.1%
\$50,000 to \$74,999	112	10.5%	219	19.3%
\$75,000 to \$99,999	58	5.4%	107	9.4%
\$100,000 to \$149,999	19	1.8%	132	11.6%
\$150,000 to \$199,999	10	0.9%	15	1.3%
\$200,000 or more	3	0.3%	23	2.0%
Total	1,067		1,136	
Data Source: 2000 Census SF1 Data and 2015 American Community Survey Estimates				

The proportion of the population that made less than \$25,000 was estimated at 28%, down from 44.3% in 2000. Households that made between \$25,000 and \$75,000 made up approximately 48% and households that made over \$75,000 was estimated at 24%, up from 8.4% in 2000.

Chart 4. Household Income – Percentage



BUILDING AND CONSTRUCTION

Permits

From 2000 to 2016 a total of 389 building permits were issued by the Mesa County Building Department. The valuation of these permits equaled \$16,805,480 and generated \$77,667 in permit fees. During this time span seven manufactured homes were replaced existing manufactured homes and 45 single family residences were built.

Table 10. Building Permits							
Permit Type	2010	2011	2012	2013	2014	2015	2016
A-1 MANUFACTURED HOM		1	2		2		2
B-2 ONE FAMILY	8	17	10	4	3	3	
B-5 RES GARAGE		3		1	1	2	1
C-7 INDUSTRIALCOMM							
C-8 OFFICE/PROF							
C-9 STORE/MERCANTILE			1				
D-11 SCHOOUEDU							
D-13 PUBLIC WORKS			1	1			
E-14 STORAGEISHEL TER			2	1		4	
F-15 FENCE/SIGN		2		1	1		
F-16 RES REMIADD/AL T	13	19	16	7	23	21	28
F-17 BUS REM/ADD/AL T	4	9	10	2	3	8	10
G-18 OTHER	2	3	1		2	1	
EMP	29		22	19	20	24	19
Totals	56	54	65	36	55	63	60
Data Source: Mesa County Building Department							

Single Family Construction

Of the 45 new homes constructed in the Town of Palisade, the majority of homes were built in 2011 and 2012 (27). The majority of these homes were built in one subdivision, Wine Valley Estates (25).

Permit Valuation and Fees

From 2010 to 2012 valuation and permit fees were on the rise. However in 2013 the total number of permits and similarly valuation and fees dropped.

Chart 5. Permits Issued

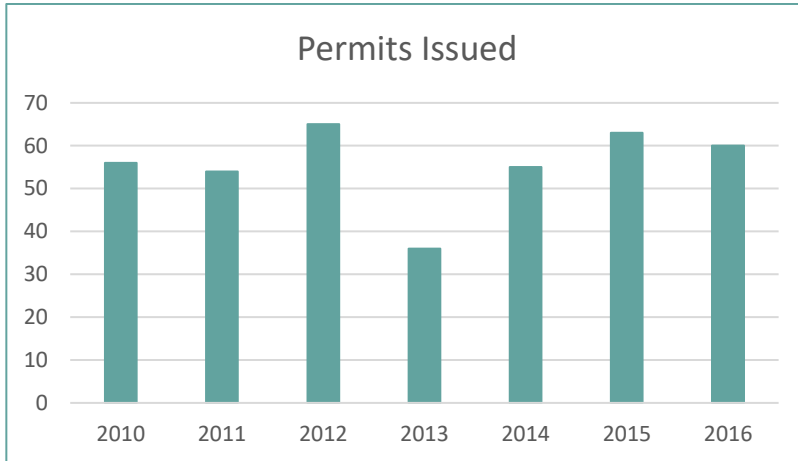


Chart 6. Permit Valuation

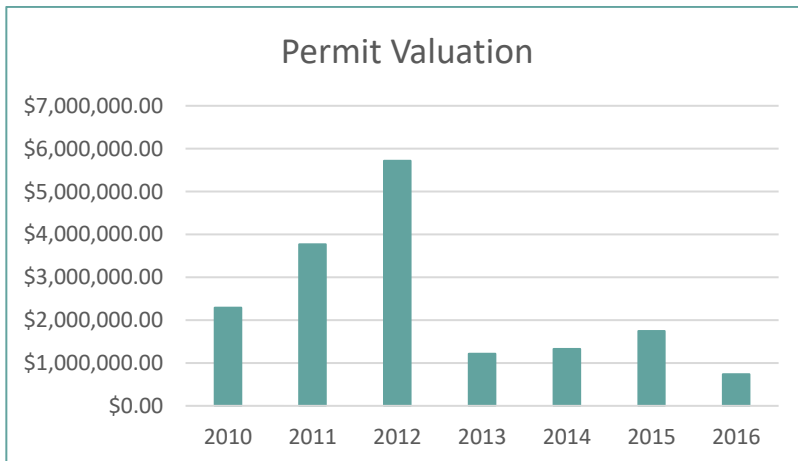
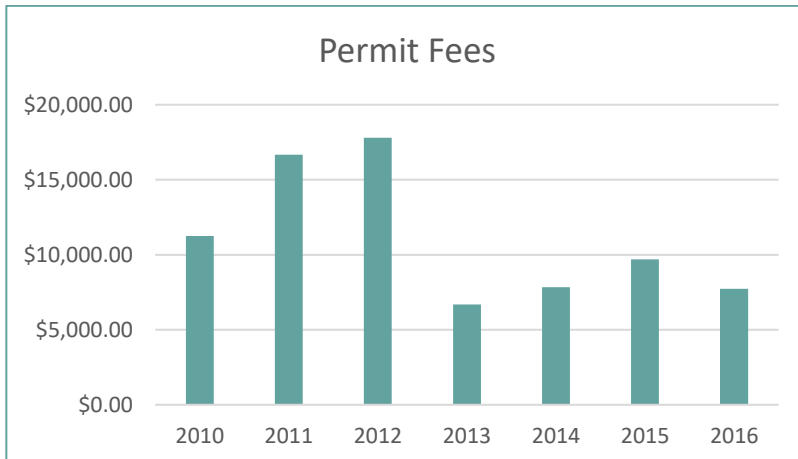


Chart 7. Permit Fees

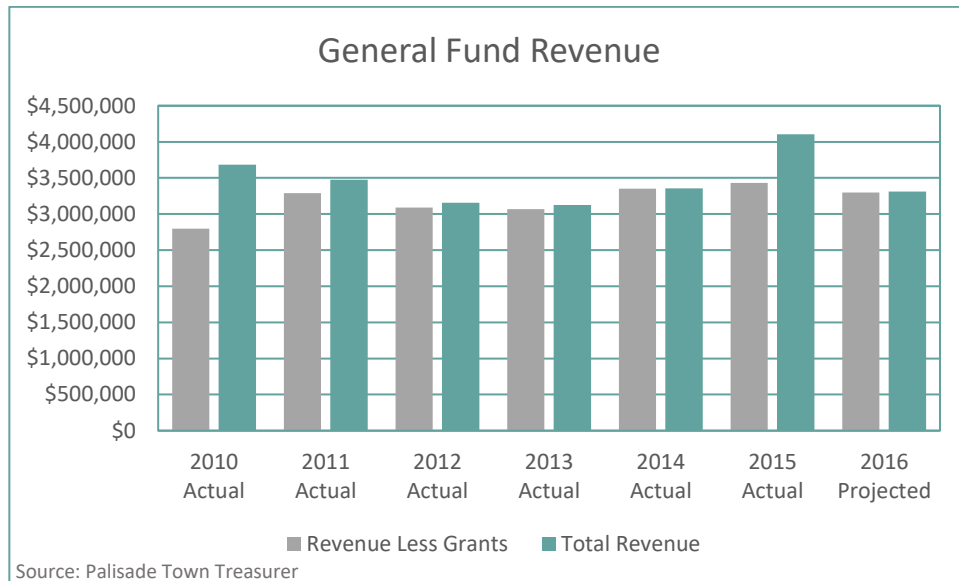


REVENUES

General Fund Revenues

General Fund revenues (less grants) have risen from \$2,799,527 in 2010 to a projected \$3,299,348 for 2016. The revenues were slightly higher in 2014 and 2015 when the actual revenues were \$3,352,592 and \$3,432,338 respectively. Since 2010 the Town has been successful in obtaining several large grants. In 2010, grants for over \$800,000 were awarded to the Town for the Civic Center and Kluge Reconstruction. In 2011, a \$180,000 grant was awarded to the Town and in 2015 almost \$600,000 was awarded for street construction and repair.

Chart 8. General Fund Revenue



PARKS AND RECREATION

Parks and Recreational Facilities

The Town of Palisade has four parks (Riverbend Park, Peach Bowl Park, Veteran's Memorial Park and Independent Park), a swimming pool (Palisade Pool), a community center, civic center and a community garden. Many amenities are located within these facilities including, hiking, fishing, picnic areas, tennis, baseball, wildlife viewing, skate park and frisbee golf. Many of the facilities are available for private functions and commercial use.

Trails

There are several trails in and around the Town of Palisade. These trails include the Ute Petroglyph Trail, Riverbend Park Trail, Rapid Creek Trail, Palisade Rim Trail and Mt. Garfield Trail. Other trails that are currently in the planning stage are the Palisade Plunge and connection to the existing River Front Trail.

COMMUNITY FACILITIES

The following community and cultural facilities are located in the Town of Palisade.

Wildlife Areas

- Tilman Bishop State Wildlife Area located on F ¼ Road  

Municipal Parks

- Riverbend Park, 451 Pendleton           
- PeachBowl Park/Palisade Pool, 567 West Fifth Street       
- Veteran's Memorial Park, 120 West Eighth Street    
- Independent Park, Third and Kluge  

Schools

- Taylor Elementary is located on Brentwood Drive
- Palisade High School is located on G Road
- Noah Ark Pre-School (Private)

Emergency Services

- Law Enforcement is provided by the Town of Palisade and located on West Third Street adjacent to Town Hall.
- The Palisade Civic Center, which includes the Fire Department and Emergency Medical Services, the public hearing room, and an indoor gymnasium is located on West Seventh Street.
- Palisade Rural Fire District serves areas outside of Palisade

Government Facilities

- Local government offices located at 175 East Third Street and includes the Administrator's Office, Town Clerk's office, Treasurer's Office, Police Department, Public Works and other services.
- The Community Center is located on West Eighth Street

Utilities

- The Town contracts with Dependable Waste Services for trash pickup and, provides municipal water, sewer service. Offices are located 175 East Third Street.
- Xcel Energy provides electricity and natural gas.

Districts

- There are three irrigation districts that serve the Town of Palisade:
 - Mesa County Irrigation District
 - Palisade Irrigation District

- Grand Valley Irrigation District
- Grand Valley Drainage District
- Grand Valley Mosquito Control District

TOWN PLANS AND STUDIES

Comprehensive Plan

The Comprehensive Plan, adopted in 2007, states the vision of the community as:

“Preserve and enhance the agricultural village atmosphere of Palisade while fostering tourism, economic growth and prosperity to create an attractive and vibrant community for residents and visitors.”

The following are the Comprehensive Plan planning element with the desired future condition statements:

- Community Character & Design

“The rural, village atmosphere, historic character, pedestrian scale and agricultural heritage of Palisade are preserved, restored and enhanced. New development and redevelopment in older parts of Palisade are visually compatible with historic character and pedestrian scale, and streetscapes are attractive.”

- Land Use & Growth

“Growth and development are managed to preserve and enhance the quality of life that makes Palisade an attractive place to live and visit. The downtown core is revitalized as a walkable village center with a well-designed mix of residential and commercial uses that serve both residents and visitors. Edges of the community are clearly defined by surrounding agricultural land and future growth is concentrated within the present Town boundaries and west of Town to the Palisade-Clifton buffer.”

- Housing

“The housing stock consists of an adequate supply of diverse housing types of good quality construction that is compatible with community character, with a wide price and rental range sufficient to house all income levels and age groups.”

- Economic Development

“Agriculture, tourism and recreation are major components of a strong and sustainable year-round economy that is maintained through cooperation between local businesses, the Town of Palisade, Mesa County and state and federal agencies. Anchored by a healthy, vibrant downtown, the local economy enhances Town tax revenues, serves basic needs of residents and provides goods and services that attract tourists while maintaining Palisade’s agricultural village atmosphere.”

- Transportation

“The transportation system promotes safe vehicle and multi-modal transportation options for residents and visitors, including pedestrian and bicycle circulation through an interlinking network of sidewalks and trails and provides for the efficient distribution of goods and services. Parking in the downtown area is adequate for residents, businesses and visitors, and a public transit system provides an appropriate level of service within Palisade and between Palisade and Grand Junction.”

- Infrastructure

“Sanitary sewer, water, irrigation, and drainage systems are designed, sized and located in appropriate areas to support existing development and future growth areas as specified in this

Comprehensive Plan. The Town of Palisade continues to own and operate its water supply system, providing high quality water for residents and businesses.”

- Parks, Recreation & Trails

“The Town of Palisade provides a variety of park facilities and programs to enhance recreation opportunities for residents and visitors of all ages. There is an extensive trail system that is safe and pleasant and serves as a non-motorized transportation network and a recreational amenity, connecting to surrounding public lands.”

- Community Facilities & Services

“Adequate government services and facilities are provided at the lowest appropriate levels of taxation to serve present and future residents, visitors and businesses.”

- Agriculture & Open Space

“Recognizing that agriculture is important to Palisade’s heritage, economy, agritourism and rural character, agriculture is preserved and enhanced through creative ways to maintain working farms.”

Three Mile Plan

Plan Summary:

“The Town of Palisade considers this an important guiding document for potential growth. It is expected that any annexation consideration, county development, or known or unknown competing interests will follow the policies and recommendations of this and other community planning documents in the areas identified. Future expansions of the Town of Palisade boundary should consider the current residents’ needs and ensure that proper expansion of community services are paid in whole by the annexation, not current residents.”

The Plan contains the following sections:

- Purpose, methodology and Criteria
- Statutory Requirements
- Annexation Eligibility and Processing Criteria
- General Town Policies for Annexation
- Land Use Categories within the Three Mile Plan Area

Highway 6 Corridor Study

Purpose:

“The purpose of the Palisade Highway 6 Corridor Study is to create a vision for future improvements and redevelopment along the Corridor from Palisade High School to the Colorado River and the connection to I-70 along Elberta Avenue.

The Highway 6 corridor is a major access through Palisade, providing connection to Downtown, the Colorado River, the Fruit and Wine Byway, Palisade High School, Taylor Elementary School, and Riverbend Park. The varying cross-section of the roadway does not provide for continuous safe access for motorists, pedestrians and bicyclists. In addition, the major entryways and access to I-70 are not well defined with

entry features, wayfinding signage or appropriate adjacent land uses. The Study includes options for phasing of improvements and quick fixes and identifies potential funding opportunities.”

Riverbend Park Master Plan

Vision:

“Riverbend Park is unique because of its location and history. First and foremost, it is to remain a community park supporting daily activities such as walking, exercising, and enjoyment of the river and river habitat. The park should not only enhance its small town community and “natural” feel but also accommodate recreational activities, festivals and concerts that attract and welcome visitors to the community. In addition, the park should provide the opportunity for residents and visitors to learn about the community’s agricultural history and ecological systems along the banks of the Colorado River.”

Goals:

- Improve the park for everyday use as well as for festivals by acknowledging and expanding upon existing uses.
- Create a variety of water experiences for the users.
- Expand interpretive and educational aspects of site.
- Design a park that is sensitive to the maintenance capabilities of the town.
- Design a park that balances ecological systems with recreational uses.
- Design a park that is understood as a whole and which is greater than the sum of its parts.
- Design a park that contributes to Palisade’s community identity.

SUMMARY


In summary Palisade is a unique and incredible community. Over the years Palisade has weathered through many difficult times but has always persevered. However, due to several constraints, Palisade may not be in the best situation to manage the growth that is inevitably heading its way.

One of the complicating issues is Palisade's current Land Development Code. It is a detailed, dense and complicated document that does not meet modern-day best practices in code writing layout. The 15 zone districts, which are the foundation of the overall land use system, may be ineffective in creating a high-quality, compatible built environment, especially as development pressures grow.

This complexity, in combination with the length of the process may hinder small-scale, incremental adaptive-reuse of land and buildings and the incubation of small businesses.

Listed below are some additional topics that should be considered during the review and rewrite of Palisade's Land Development Code:

- Competing Layers of Regulations
- Complicated Planned and Special Purpose Districts
- Lack of Household Affordability and Choice
- Lack of Usability and Clarity
- Inconsistent hierarchy, structure, and location of information
- Non-user-friendly and out-of-date layout
- Inconsistent use of terminology and conflicting information
- Code adversely affect department efficiency
- Incomplete and complicated administrative procedures



Official Zoning Map of the Town of Palisade

This is to certify that this is the Official Zoning Map referred to in Section 2.4 of the Land Development Code, effective December 9th, 2008 reflecting zoning changes.

(Mayor) _____ (date) _____

Attest: _____

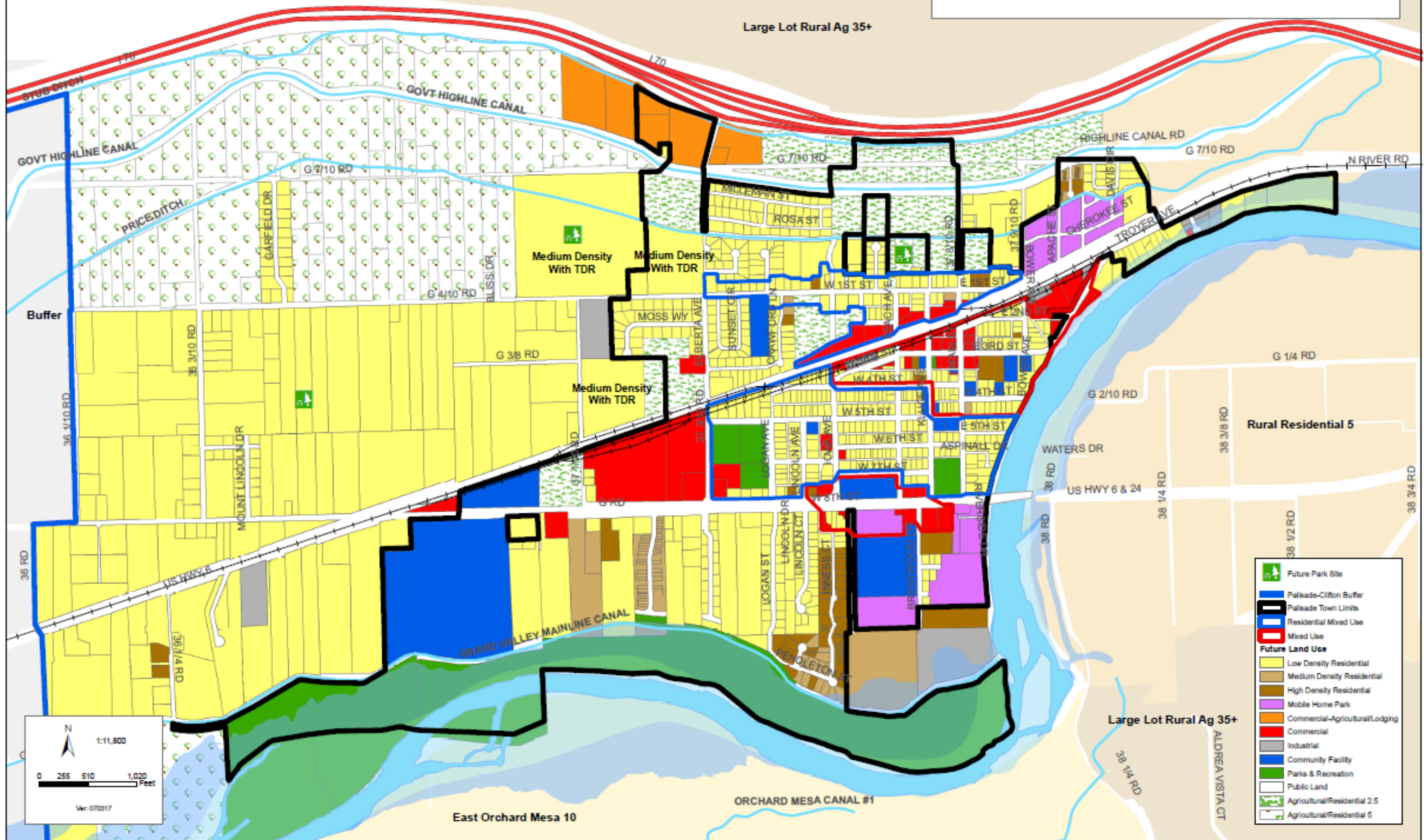
(Town Clerk)

Zoning Designations

- AFT
- LDR
- MDR
- HDR
- MU
- TC
- CB
- HR
- PUD
- CP
- LI

Palisade Comprehensive Plan

Future Land Use - Core Area



Town of Palisade 3 Mile Plan for Annexation

