



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

February 7, 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. PLANNING COMMISSION POSITIONS:** The Palisade Planning Commission is seeking applicants for four (4) year terms that will expire in February 2027. Applications to fill positions are being accepted until February 28, 2023. Please email Brian Rusche, Community Development Director, at brusche@townofpalisade.org for more information and an application.
- VI. APPROVAL OF MINUTES**
 - A. Minutes from January 17, 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. PUBLIC HEARING

The following item 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. **RESOLUTION 2023-01 – 2022 PALISADE GAME PLAN**

The Planning Commission will consider adoption of the Palisade Game Plan (2022), the Comprehensive Plan of the Town of Palisade, Colorado.

Copies of the Palisade Game Plan are available electronically at www.PalisadeGamePlan.com or on the Town website at www.palisade.colorado.gov

A physical copy of the Palisade Game Plan is available at Town Hall to view during normal business hours.

The Planning Commission is authorized by Section 31-23-206, C.R.S. to approve a comprehensive plan for the Town. Section 31-23-208, C.R.S. provides for the approval of the Plan by each governmental body of the territory affected; therefore, the Board of Trustees will also consider adoption of the Palisade Game Plan after the Planning Commission completes its work.

1. Staff Presentation
2. Community Planning Strategies Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion and Questions for Staff or Consultant
5. Decision (motion, second, roll call vote)

IX. FUTURE AGENDA ITEMS / CURRENT PLANNING TOPICS

X. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
January 17, 2023**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas with Commissioners present: Riley Parker, Don Bosch, Ed Seymour, and Vice Chair Leora Ruzin and David Hull. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Administrative Assistant Shelley Kopasz.

AGENDA ADOPTION

Motion #1 by Commissioner Riley Parker, seconded by Commissioner David Hull to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Vice Chair Leora Ruzin seconded by Commissioner Riley Parker, to approve the Minutes from the December 6, 2022, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested.
Commissioner Don Bosch abstained from vote for not reviewing the minutes.
Motion carried.

PUBLIC COMMENT

None was offered.

PRO 2023-01 – PEACH STREET DISTILLERS AMENDED CUP

Chair Gekas opened the public meeting at 6:03 p.m.

Community Development Director Rusche reviewed his staff report, citing the findings of fact and staff's recommendations.

Chair Gekas asked if the Commissioners had any questions regarding Director Rusche's staff presentation.

Commissioner Bosch asked if the 1,000 square foot proposed building is going to be like a restaurant and wanted to know if there would be a dining interior to the building for food service or tasting room with associated seating area. Director Rusche believed the latter was true and instructed Commissioner Bosch to ask the applicants. Director Rusche reiterated that since the food service is part of the distillery, it gives reason to go through the Conditional Use Permit process.

Commissioner Hull stated that relative to the last Conditional Use Permits, on one of the maps, there would be no parking allowed in front of the Trolley. Director Rusche clarified that the new plan being proposed would be different than the older plan.

Commissioner Parker stated that the question regarding the proposed plan would be a seated restaurant is included in the letter to Peach Street Distillers. It clarifies that it would be a walk-up counter indicating that there would be no additional seating capacity. Director Rusche did not have any follow-up comments to that statement.

Vice Chair Ruzin stated that there were not any applicant responses, specifically regarding alcohol being served out of the structure. Director Rusche answered in saying that she would have to address that with the applicant(s).

Commissioner Seymour asked if there were conditions that would nullify the permit, and what would be the practical impact of that occurring. Director Rusche explained the Conditional Use Permit process, therefore indicating the due process of licensing.

The applicant(s) Dustin Lemoine (3475 Independence Trail, Kittridge, CO 80457), Manager of Sales & Marketing for Palisade Distillers, and Brock Miera (642 Peony Drive, Grand Junction, CO 81507), Contractor for Miera & Son Construction presented the application for an amendment to an existing Conditional Use Permit to construct an additional permanent kitchen/food service building, including a walk-up counter, on the property located at 144 S. Kluge Ave (Parcel # 2937-092-41-001).

Commissioner Bosch inquired if they would sell “to-go” alcohol out of the window of the walk-up counter. Mr. Lemoine stated that they had not been told that they could not at this time.

Commissioner Hull asked where the food would be prepared. He also inquired if there would be screening for the dumpsters. Mr. Lemoine answered in saying that the food preparation would be inside the kitchen. He also stated that they would be improving that site of the dumpster area.

Chair Gekas opened the hearing to public comment. None was offered.

Chair Gekas opened the hearing to Commissioner comment.

Vice Chair Ruzin commented that in the letter from Keli Frasier, Town Clerk, there might be an issue with liquor licensing. Director Rusche addressed the comment stating that staff has been in email communication with the applicants regarding updating the liquor licensing requirements once the project is completed.

Motion #3 by Commissioner Parker, seconded by Commissioner Hull, to forward a recommendation of approval of PRO 2023-01 – Peach Street Distillers amended CUP to the Board of Trustees. Commissioner Bosch added a stipulation, seconded by Commissioner Hull, that all the conditions recommended by staff be included in the recommendation.

A roll call vote was requested.
Motion carried unanimously.

UPDATE ON THE PALISADE GAME PLAN/COMPREHENSIVE PLAN UPDATE

Community Development Director Brian Rusche gave an update on the 2022 Palisade Game Plan. He was pleased to announce that the final copy of the plan will be posted on Friday, January 20, 2023. The next step is a public hearing which is scheduled for February 7, 2023, and it will be the only agenda item stating that if it is inclement weather, the meeting will be held on Zoom with Community Planning Strategies.

FUTURE AGENDA ITEMS

Palisade Game Plan adoption scheduled for February 7, 2023, at Planning Commission and February 28, 2023, at Board of Trustees

ADJOURNMENT

Motion #3 to adjourn by Commissioner Hull, seconded by Commissioner Parker at 6:41 p.m.

X

Amy Gekas
Planning Commission Chairperson

X

Shelley Kopasz
Administrative Assistant

2022 PALISADE GAME PLAN ADOPTION

PLANNING COMMISSION RESOLUTION 2023-01

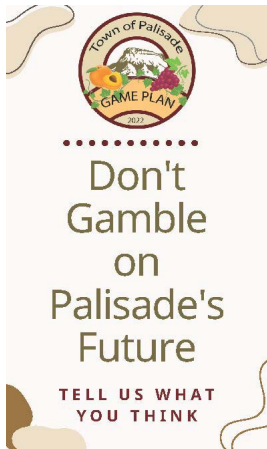
PROJECT SUMMARY

GRANT: On September 14, 2021, the Board of Trustees authorized staff to apply for an Energy and Mineral Impact (EIAF) grant from the Department of Local Affairs (DOLA) for funding to update the Palisade Comprehensive Plan. The grant was submitted to DOLA on October 7, 2021, and an award offer was made on November 5, 2021, with a contract executed on January 20, 2022.

RFQ: A Request for Qualifications was issued on March 11, 2022. Three (3) qualified responses were received by the April 1, 2022, deadline. After conducting interviews of all three firms on April 20, 2022, Community Planning Strategies (CPS) was selected as the consultant on this project, affirmed by the Board on April 26, 2022, and a contract was executed the next day.

TIMELINE: After meetings with staff and agreement with CPS on the project management strategy, the project officially kicked off with the Planning Commission, serving the role of the Steering Committee on May 17, 2022. A group of stakeholders was invited to interviews with CPS on May 24, 2022. The Steering Committee met monthly to receive updates on public engagement, review chapter drafts prepared by CPS, and to provide specific input on the direction and progress of the Plan.

The original timeline was aggressive, having a goal of completing the Plan by the end of 2022. With approval of DOLA, the timeline on the grant was extended until March 31, 2023, to allow additional time to prepare the draft documents and to avoid impacting the holidays with meetings.



OUTREACH: Several avenues for public engagement were utilized. A dedicated website, www.PalisadeGamePlan.com was created to provide the public with information on the progress of the Plan, but more importantly to allow for them to provide input on various topics. These topics were generated through a “Question of the Week” that utilized Google forms to learn about the values of the community, such as “What makes Palisade special to you?” All the responses to these questions were catalogued by CPS and are included in the Community Engagement Report section of the Plan.

The website was advertised extensively, both in English and in Spanish, through business cards with QR codes, door hangers distributed in residential neighborhoods, flyers posted around Town, the Town Facebook page where the weekly question was posted, and mailing lists compiled by both CPS and the Town.

In-person events were integral for CPS to get a feel for the community. To integrate the business community, a game was developed that used poker chips to select between specific values that were important, in their opinion, to the community, with the payoff of this participation being a \$1 chip redeemable at participating businesses for goods and services. This exercise was conducted during the award-winning Sunday Farmers Market on June 12, 2022, and at the Spoke & Vine Motel “locals night” on August 8, 2022, and again the next morning at an informal gathering at the parklet in front of Slice O Life Bakery.

A joint open house with the Colorado Department of Transportation (CDOT) was conducted on August 25, 2022. The focus of this event was transportation, as CDOT was soliciting input from the public on design options for the Highway 6 corridor through



Palisade. CPS used this event to get an understanding of all transportation modes used and concerns about where improvements could be made.

MAJOR THEMES: CPS developed values that, during the public engagement, were narrowed down to the following that emerged as the most desired by the public:

- Keeping the Small Town Character
- Preserving Agriculture
- Preference for Low Density Residential
- Desire for Year-Round Businesses

These values should be used to assist with making decisions that are aligned with community values.

PLAN STRUCTURE: The plan is intended to be read as a narrative from beginning to end, as a common thread emerges by inventorying Community Character (Chapter 1), understanding Land Use Form (Chapter 2), assessing Community Resiliency (Chapter 3), discussing Recreation and Tourism (Chapter 4), acknowledging the role of Transportation (Chapter 5), and identifying future capital projects (Chapter 6). Each chapter presents specific goals, strategies, and actions that are recommended for future implementation of the Plan.

This structure and chapter themes were determined in part on requirements of the State of Colorado for municipal planning.

COLORADO REVISED STATUTES (C.R.S.)

C.R.S. Section 31-23-206 – MASTER PLAN

The primary responsibility of the Planning Commission is the creation and adoption of a master plan. Specific requirements of the master plan are found in state statutes.

The Palisade Game Plan meets these requirements, as discussed in further detail below (**bold added for emphasis, italics added as response by staff**):

(1) It is the duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, that in the commission's judgment bear relation to the planning of the municipality. The master plan of a municipality is an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the municipality's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. When a commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the municipality in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan.

The 2022 Palisade Game Plan has incorporated public participation in and awareness of the development of the Plan, culminating in a public hearing before the Planning Commission and Board of Trustees.

The plan, with the accompanying maps, plats, charts, and descriptive matter, must, after consideration of each of the following, where applicable or appropriate, show the commission's recommendations for the development of the municipality and outlying areas, including:

(a) The general location, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the municipality and that

the municipality has received notification of or, if the municipality is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the municipality has received notification of and that covers all or a portion of the municipality;

Refer to Chapter 5 – Transportation

(b) The general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas. For purposes of this section, “military installation” shall have the same meaning as specified in section 29-20-105.6 (2)(b), C.R.S.

Refer to Chapter 2 – Land Use Form and Chapter 4 – Recreation and Tourism

(c) The general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities;

Refer to Chapter 3 – Community Resiliency and Chapter 6 – Capital Projects

(d)

(I) The general location and extent of an adequate and suitable supply of water.

(II) If the master plan includes a water supply element, the planning commission shall consult with the entities that supply water for use within the municipality to ensure coordination on water supply and facility planning, and the water supply element must identify water supplies and facilities sufficient to meet the needs of the public and private infrastructure reasonably anticipated or identified in the planning process.

(III) The water supply element must include water conservation policies, to be determined by the municipality, which may include goals specified in the state water plan adopted pursuant to section 37-60-106.3 and may include policies to implement water conservation and other state water plan goals as a condition of development approvals, including subdivisions, planned unit developments, special use permits, and zoning changes. A municipality with a master plan that includes a water supply element shall ensure that its master plan includes water conservation policies at the first amending of the master plan that occurs after September 14, 2020, but in no case later than July 1, 2025.

(IV) The department of local affairs created in section 24-1-125 may hire and employ one full-time employee to provide educational resources and assistance to municipalities that include water conservation policies in their master plans as described in subsection (1)(d)(III) of this section.

(V) Nothing in this subsection (1)(d) shall be construed to supersede, abrogate, or otherwise impair the allocation of water pursuant to the state constitution or laws, the right to beneficially use water pursuant to decrees, contracts, or other water use agreements, or the operation, maintenance, repair, replacement, or use of any water facility.

The Town of Palisade operates the entire water system, including supply and distribution. Refer to Chapter 3 – Community Resiliency and Chapter 6 – Capital Projects

(e) The acceptance, removal, relocation, widening, narrowing, vacating, abandonment, modification, change of use, or extension of any of the public ways, rights-of-way, including the coordination of such rights-of-way with the rights-of-way of other municipalities, counties, or regions, grounds, open spaces, buildings, property, utility, or terminals, referred to in paragraphs (a) to (d) of this subsection (1);

Refer to Chapter 5 - Transportation

(f) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. Such a zoning plan may protect and assure access to appropriate conditions for solar, wind, or other alternative energy

sources, including geothermal energy used for water heating or space heating or cooling in a single building, for space heating for more than one building through a pipeline network, or for electricity generation; however, regulations and restrictions of the height, number of stories, size of buildings and other structures, and the height and location of trees and other vegetation shall not apply to existing buildings, structures, trees, or vegetation except for new growth on such vegetation.

Refer to Chapter 2 – Land Use Form

(g) The general character, location, and extent of community centers, housing developments, whether public or private, the existing, proposed, or projected location of residential neighborhoods and sufficient land for future housing development for the existing and projected economic and other needs of all current and anticipated residents of the municipality, and redevelopment areas. If a municipality has entered into a regional planning agreement, such agreement may be incorporated by reference into the master plan.

Refer to Chapter 2 – Land Use Form

(h) A master plan for the extraction of commercial mineral deposits pursuant to section 34-1-304, C.R.S.;

N/A to the Town of Palisade

(i) A plan for the location and placement of public utilities that facilitates the provision of such utilities to all existing, proposed, or projected developments in the municipality;

Refer to Chapter 3 – Community Resiliency and Chapter 6 – Capital Projects

(j) Projections of population growth and housing needs to accommodate the projected population for specified increments of time. The municipality may base these projections upon data from the department of local affairs and upon the municipality's local objectives.

Refer to Chapter 1 – Community Character and Inventory Report and Appendix – Figure 7.1: Future Population Projections Table

(k) The areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards. For purposes of determining the location of such areas, the planning commission should consider the following sources for guidance:

(I) The Colorado geological survey for defining and mapping geological hazards;

(II) The United States fish and wildlife service of the United States department of the interior and the parks and wildlife commission created in section 33-9-101, C.R.S., for locating areas inhabited by endangered or threatened species;

(III) The United States Army corps of engineers and the United States fish and wildlife service national wetlands inventory for defining and mapping wetlands;

(IV) The federal emergency management agency for defining and mapping floodplains, floodways, and flood risk zones;

(V) The natural resources conservation service of the United States department of agriculture for defining and mapping unstable soils and highly erodible land; and

(VI) The Colorado state forest service for locating wildfire hazard areas.

Refer to Chapter 3 – Community Resiliency

(2) As the work of making the whole master plan progresses, the commission may from time to time adopt and publish a part thereof. Any such part shall cover one or more major sections or divisions of the municipality or

one or more of the foregoing or other functional matters to be included in the plan. The commission may amend, extend, or add to the plan from time to time.

Refer to Introduction – Amendment Process

(3) (Deleted by amendment, L. 2007, p. 613, § 2, effective August 3, 2007.)

(4)

(a) Each municipality that has a population of two thousand persons or more and that is wholly or partially located in a county that is subject to the requirements of section 30-28-106 (4), C.R.S., shall adopt a master plan within two years after January 8, 2002.

(b) The department of local affairs shall annually determine, based on the population statistics maintained by said department, whether a municipality is subject to the requirements of this subsection (4), and shall notify any municipality that is newly identified as being subject to said requirements. Any such municipality shall have two years following receipt of notification from the department to adopt a master plan.

(c) Once a municipality is identified as being subject to the requirements of this subsection (4), the municipality shall at all times thereafter remain subject to the requirements of this subsection (4), regardless of whether it continues to meet the criteria specified in paragraph (a) of this subsection (4).

The Town of Palisade meets this requirement.

(5) A master plan adopted in accordance with the requirements of subsection (4) of this section shall contain a recreational and tourism uses element pursuant to which the municipality shall indicate how it intends to provide for the recreational and tourism needs of residents of the municipality and visitors to the municipality through delineated areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, and shooting, or any other form of sports or other recreational activity, as applicable, and commercial facilities supporting such uses.

Refer to Chapter 4 – Recreation and Tourism

(6) The master plan of any municipality adopted or amended in accordance with the requirements of this section on and after August 8, 2005, shall satisfy the requirements of section 29-20-105.6, C.R.S., as applicable.

N/A to the Town of Palisade

(7) Notwithstanding any other provision of this section, no master plan originally adopted or amended in accordance with the requirements of this section shall conflict with a master plan for the extraction of commercial mineral deposits adopted by the municipality pursuant to section 34-1-304, C.R.S.

N/A to the Town of Palisade

C.R.S. Section 31-23-208 – PROCEDURE OF COMMISSION

The Planning Commission is authorized to adopt the Comprehensive Plan in accordance with the following process (**bold added for emphasis, italics added as response by staff**):

The commission may **adopt** the plan as a whole **by a single resolution** (*Resolution 2023-01 attached*) or may by successive resolutions adopt successive parts of the plan (said parts corresponding with major geographical sections or divisions of the municipality or with functional subdivisions of the subject matter of the plan) and may adopt any amendment or extension thereof or addition thereto.

Before the adoption of the plan or any such part, amendment, extension, or addition, the **commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation** in the municipality and in the official newspaper of the county affected (*Affidavit of Publication attached*).

The adoption of the plan, any part, amendment, extension, or addition shall be by **resolution of the commission carried by the affirmative votes of not less than two-thirds of the entire membership of the commission**. The resolution shall refer expressly to the **maps** (*Maps are included in the Palisade Game Plan*) and descriptive and other matter intended by the commission to form the whole or part of the plan, and the action taken shall be recorded on the map and plan and descriptive matter by the identifying signature of the chairman or secretary of the commission.

An attested copy of the plan or part thereof shall be certified to each governmental body of the territory affected and, after the approval by each body, shall be filed with the county clerk and recorder of each county wherein the territory is located (*The Board of Trustees will consider approval of the Palisade Game Plan on February 28, 2023*).

SUGGESTED MOTION:

Madam Chair, I move to adopt Planning Commission Resolution 2023-01 – The Palisade Game Plan – as the comprehensive plan for the Town of Palisade, Colorado, finding that the Plan meets the criteria in C.R.S. Section 31-23-206 through -208.

ATTACHMENTS:

Planning Commission Resolution 2023-01

Affidavit of Publication from Daily Sentinel

Town of Palisade 2022 Game Plan with Community Engagement Report (online)

<https://palisade.colorado.gov/sites/palisade/files/documents/Palisade%20Comp%20Plan%20with%20Public%20Comments-Web.pdf>

**TOWN OF PALISADE
RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
PALISADE, COLORADO, APPROVING THE ADOPTION OF THE
PALISADE GAME PLAN (2022) AS THE COMPREHENSIVE PLAN OF
THE TOWN OF PALISADE, COLORADO.**

WHEREAS, pursuant to Section 31-23-206, C.R.S., it is the duty of the Town of Palisade Planning Commission (“Commission”) to make and adopt a comprehensive plan, also known as a master plan, for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governing body having jurisdiction thereof, which in the Commission’s judgment bears relation to the planning of the Town of Palisade; and

WHEREAS the proposed Palisade Game Plan (2022) of the Town of Palisade, Colorado addresses the relationships between the physical layout of the community, economic development, public facilities, the provision of government services and preservation of Palisade’s agricultural character; and

WHEREAS, the proposed Palisade Game Plan (2022) of the Town of Palisade, Colorado provides a framework for managing growth in a manner that attempts to preserve quality of life while fostering a healthy economy; and

WHEREAS, the proposed Palisade Game Plan (2022) of the Town of Palisade, Colorado strikes an appropriate balance among the fundamental principle of individual property rights, preserving environmental and scenic qualities, and achieving a common vision for the community; and

WHEREAS, citizen participation in the planning process was encouraged throughout the study and public input was received by meeting with the Steering Committee, conducting interviews with community leaders, holding informal gatherings at local businesses, holding public workshops including one with the Colorado Department of Transportation, conducting weekly public opinion surveys utilizing social media, and posting progress reports and other documents on a dedicated website as on the Town’s website; and

WHEREAS, the Commission has reviewed and considered all pertinent information and public comments, including the information required by Section 31-23-206, C.R.S., and Section 31-23-207, C.R.S.; and

WHEREAS, in accordance with requirements of Section 31-23-206, C.R.S., the Commission is authorized to approve the proposed Palisade Game Plan (2022) of the Town of Palisade, Colorado; and

WHEREAS, in accordance with the requirements of Section 31-23-208, C.R.S., the Commission held a public hearing on the issue of adoption of the Palisade Game Plan (2022) at Palisade, Colorado on February 7, 2023, following public notice as required by law; and

WHEREAS, the Commission finds and determines that the proposed Palisade Game Plan (2022) of the Town of Palisade, Colorado as set forth herein will serve the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town of Palisade and its environs which will, in accordance with present and future needs, best promote the health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development, including adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF PALISADE, COLORADO:

Section 1. The Commission hereby finds and determines that the proposed Palisade Game Plan (2022) of the Town of Palisade, Colorado, attached hereto and incorporated herein by this reference, is necessary for the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants of the Town of Palisade, Colorado and that the Palisade Game Plan (2022) of the Town of Palisade, Colorado will assist the guiding and accomplishing of coordinated, adjusted, and harmonious future development of the Town and its environs.

Section 2. The Palisade Game Plan (2022) of the Town of Palisade, Colorado, attached hereto, is hereby approved, and adopted as the Comprehensive Plan by the Planning Commission of the Town of Palisade.

INTRODUCED, READ, PASSED, AND ADOPTED at a special joint meeting of the Planning Commission of the Town of Palisade, Colorado, held on the 7th day of February, 2023.

PLANNING COMMISSION OF THE
TOWN OF PALISADE

By: _____
Chairman

ATTEST:

Town Clerk

Commissioner _____ introduced, read, and moved the adoption of the resolution titled,

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PALISADE, COLORADO, APPROVING THE ADOPTION OF THE PALISADE GAME PLAN (2022) AS THE COMPREHENSIVE PLAN OF THE TOWN OF PALISADE, COLORADO.

And upon adoption that it be published pursuant to law and recorded in the Book of Resolutions.

Commission _____ seconded the motion. On roll call, the following

Commissioners voted "Aye":

_____	_____
_____	_____
_____	_____

Commissioners voted "Nay":

_____	_____

AFFIDAVIT OF PUBLICATION

State of Colorado, County of Denver, CO, ss:

Megan Villanueva being first duly sworn, deposes and says:
That (s)he is a duly authorized signatory of Column Software, PBC,
duly authorized agents of Grand Junction Daily Sentinel, a
newspaper printed and published two days a week in the City of
Grand Junction, County of Mesa, State of Colorado, and that this
affidavit is Page 1 of 1 with the full text of the sworn-to notice set
forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

22 Jan 2023

NOTICE ID: HeyDxltX4xSqj45cv2ew

PUBLISHER ID: BW155802

NOTICE NAME: 2022 PALISADE GAME PLAN PC NOTICE

Megan Villanueva

(Signed)

VERIFICATION

State of Colorado
County of Denver, CO

BO-SHAN XIANG

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID 20224021973

MY COMMISSION EXPIRES JUNE 2, 2026

Subscribed in my presence and sworn to before me on this: 01/31/2023

[Signature]

Notary Public
Notarized online using audio-video communication

**NOTICE OF PUBLIC HEARING – 2022
PALISADE GAME PLAN**

Notice is hereby given that a public hearing will be held before the Planning Commission of the Town of Palisade, Colorado, at the Palisade Civic Center, 341 W. 7th Street, Palisade, Colorado at 6:00 p.m. on February 7, 2023, to consider adoption of the 2022 Palisade Game Plan (Comprehensive Plan) pursuant to Colorado Revised Statute (C.R.S.) 31-23-208.

The entire plan may be viewed at www.palisadegameplan.com or on the Town's website at www.palisade.colorado.gov

All interested parties are encouraged to attend. Additional information may be obtained from the Town Clerk's office at 175 E. Third Street or by calling 970-464-5602. For agenda, please visit www.palisade.colorado.gov

Published: January 22, 2023.