



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

July 19, 2022

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. APPOINTING PLANNING COMMISSION CHAIR / VICE CHAIR**
- VI. ANNOUNCEMENTS / PRESENTATIONS**

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.

SAVE THE DATE: July 26, 2022, 6:00 pm - Social Dinner with the Board of Trustees, Planning Commission and Tourism Advisory Board (at the Veterans Memorial Community Center 120 W 8th Street, Palisade)

VII. APPROVAL OF MINUTES

A. Minutes from July 5, 2022, Regular Planning Commission Meeting

- VIII. 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.

IX. UPDATE ON THE PALISADE GAME PLAN (comprehensive plan update)

www.PalisadeGamePlan.com

X. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
July 5, 2022**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:03 pm by Chair Riley Parker with Commissioners present: Leora Ruzin, Penny Prinster, Amy Gekas, and Don Bosch. Commissioners Andy Hamilton and David Hull were absent. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Administrative Assistant Shelley Kopasz.

AGENDA ADOPTION

Motion #1 by Commissioner Prinster, seconded by Commissioner Gekas to approve the agenda as presented.

A voice vote was requested
Motion carried unanimously

ANNOUNCEMENTS

Community Development Director Rusche updated the Commission of the current town projects, informing the commissioners of a \$1.1 million dollar grant from CDOT for Elberta Avenue pedestrian improvements. He also informed the Commission of a \$5,000.00 grant from CDPHE for benches throughout the Town of Palisade and a TAP grant for sidewalks along Highway 6 from Rupp Avenue to the Palisade High School.

APPROVAL OF MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Ruzin, to approve the Minutes from the May 17, 2022, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested
Commissioner Bosch excluded himself from vote.
Motion carried

PUBLIC COMMENT

None was offered.

COMPREHENSIVE PLAN UPDATE

Community Development Director Rusche updated the Commission of the progress on the Palisade Game Plan – comprehensive plan update (www.palisadegameplan.com) and opened it up for comments and feedback from the commissioners.

ADJOURNMENT

Motion #7 to adjourn by Chair Parker at 6:57 p.m.

X

Riley Parker
Planning Commission Chairman

X

Shelley Kopasz
Administrative Assistant

DRAFT

Town of Palisade

Chairperson & Vice Chairperson Appointment for Planning Commissioner

Duties and Responsibilities of a Chair/ Vice Chair:

The chairperson is the presiding officer of an organized group such as a board, committee, or deliberative assembly. The person holding the office, who is typically elected or appointed by members of the group, presides over meetings of the group, and conducts the group's business in an orderly fashion.

In addition to the administrative or executive duties in organizations, the chairperson presides over meetings. Such duties at meetings include:

- Calling the meeting to order
- Determining if a quorum is present
- Announcing the items on the order of business or agenda as they come up
- Recognition of members to have the floor
- Enforcing the rules of the group
- Putting questions (motions) to a vote, which is the usual way of resolving disagreements following discussion of the issues
- Adjourning the meeting

A good chairperson sticks to the agenda, leads rather than attends, is mindful of time, expedites discussion and action, demonstrates respect for the work of the body, and recognizes when to move on. A chairperson will conduct the public hearings and stick to rules of conduct.

The presiding officer is crucial in maintaining order and ensuring participation:

- Is role model.
- Acts affirmatively to control behavior.
- Focuses discussion and keeps everyone on topic/on task.
- Manages time and moves discussion and action along.
- Knows when to suggest the time is right to act.
- Works to ensure collaboration.
- As a participant in meeting rather than as the chair, each member has opportunity to exercise some of the same leadership roles.

Just What Is the Job of a Planning Commissioner?

by PCJ Editor, Wayne Senville

The primary goal of the *Planning Commissioners Journal* has always been to help citizen planners – especially members of local planning and zoning boards – do their job better. But just what is the job of a planning commissioner?

We want to re-examine this broad question in light of what our talented contributors have had to say over the past twenty years. So go get yourself a cup of coffee or tea, sit back, and thumb through the following pages.

Some of the keenest observations on the role planning commissioners play have – not surprisingly – come from commissioners themselves. Over the years, many planning board members have drawn on their own experiences in writing for the PCJ.

An Obligation to Contribute

“Recognize that you have an obligation to contribute to your planning and zoning meeting, even if you don’t have a set of initials following your name and can’t name the planner who laid out the streets of Paris. It’s not a ‘chance’ to contribute; it’s an ‘obligation’ by virtue of your appointment. Study any staff reports, maps, and the like, and come prepared to contribute ... Planning commissions are places for people who care and want to make a difference to their communities.” – *Steven R. Burt, Sandy City, Utah* {100}

Ask Questions

“Once appointed, don’t be reluctant to ask questions of other board members and the planning staff. The staff is there to assist and advise the board. At your board’s public meetings, ask questions. Other board members, or citizens in attendance, may have the same question in the back of their mind. The old adage ‘the only dumb question is the one not asked’ is true.” – *Stephen F. DeFeo, Jr., Methuen, Massachusetts* {234}

Think Before You Respond

“Think carefully before you respond to demands from citizens and developers. Often a salient issue will come to the attention of citizens before you, as a board member, have all the



facts. Resist the urge to express your opinion until you are sure about where you stand on the issue.” – *Cheryl R. Roberts, Huntersville, North Carolina* {234}

Put Aside Your Own Biases

“Put personal preferences and prejudices aside to deliberate on technical issues and application merits, and be proactive to seek changes to local zoning laws where deficiencies have been identified.” – *Louis Joyce, Alloway Twp., New Jersey* {467}

“Try very hard to see both sides of an issue. It’s easy to vilify developers as uncaring, manipulative, and simply out

to make a profit. But remember that it is not a crime to make a reasonable profit ... With this said, commissioners have a duty to protect the public, follow the general plan, and enforce the city code – and sometimes a project just does not conform to that mandate.” – *Fedolia “Sparky” Harris, Elk Grove, California* {467}

Make the Right Decision, Not the Popular One

As Carolyn Braun noted in “Planning From Different Perspectives” {170}:

“As planning commissioners, I’m sure you have heard difficult requests from friends or neighbors that do not comply with the code. It is hard not to be empathetic with your neighbors. They stand before you, looking at you, hoping you – of all people – will understand and help them. After all, you live there. Silently, you wonder whether granting the request would be that bad. After all, it really wouldn’t hurt

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Using this Article

Throughout this article you’ll see brackets with a number inside like this: {467}. This is the identifying number we’ve given to each article we’ve published.

When you or your community join our new *PlannersWeb* service you will be able to access the full text of each article simply by going to our web site: www.plannersweb.com; then logging in as a *PlannersWeb* member; and then inserting the article number (or the article title) in the search field.

We’ll also be posting on the *PlannersWeb* site a copy of this article – complete with hyperlinks.





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anyone. What's a couple of feet in the greater scheme of things?

Similarly, you may be called on to decide applications that have evoked strong neighborhood opposition. ... Silently, you wonder how you can approve this request with so many people in opposition. How could this possibly be best for the community? ...

It is tempting as a commissioner to simply make a popular decision. It has been my experience, however, that in the long run, consistent decisions give you more credibility. Rest assured, it won't always be easy."

"The Effective Planning Commissioner"

That's the title of a column Elaine Cogan wrote for the *PCJ* for some eighteen years. Cogan, who is a founding partner in the Portland, Oregon, planning and communications firm of Cogan Owens Cogan, has for more than thirty years served as a consultant to communities undertaking strategic planning or visioning processes. She's also the author of *Now that You're on Board: How to Survive ... and Thrive ... as a Planning Commissioner* – which will be available on our *PlannersWeb* site.

In her *PCJ* column, Cogan often focused on those special attributes that can help planning commissioners be more effective – such as patience and passion:

Patience

"Patience is an essential attribute if you are to be an effective decision maker, especially in the contentious situations that often confront the planning board. You need to exercise patience over your own desire to rush to judgment after a cursory review of the 'facts' as they are presented by staff or an applicant, or seem to be borne out by your own experience. You also need to be patient with other board members who may have a different perspective or be slower to grasp complicated concepts.

Most importantly, you must be patient with the public at that inevitable public hearing or meeting. ... Each citizen deserves to be heard with patience, no matter how misguided you may think they are." – from "What Counts Most as a Planning Commissioner" {249}

Passion

"Passion is a powerful and admirable quality if it is not

expressed in a hysterical or zealous, take-no-prisoners mode. It can be a positive model when you as a commissioner show a calm but passionate advocacy for the value of planning as a vital contribution to your community's present and future livability – and when you recognize that citizens can also be rightfully passionate about their neighborhoods, the natural environment, schools, playing fields, or other matters of concern. ...

Sometimes passion can cause you to be a loner. You may have patiently listened to all the arguments on a contentious issue, weighed the information, debated openly and fairly with your colleagues, and still reached a conclusion that is not supported by the majority on the planning board. This may not be a comfortable position and would be ineffective if you are too often on the losing side. However, if you can express that passionate disagreement with conviction while not disparaging those who have other points of view, you will engender respect, and may even win over others." – from "Making the Case for Passion" in *Now that You're on Board*.



can play. You'll read later about the role of the chair, but as she noted in "... And the Consensus Is" {311}, there's also an important role for the consensus-builder:

"Knowing when to vote and when to rely on consensus can contribute substantially to the smooth running of your planning board. First, it is important to acknowledge that most, if not all, decisions on legal matters require a recorded vote. Some issues require a simple majority; others two-thirds or more. These procedures should be spelled out clearly and followed precisely.

Many other issues, however, are best resolved without a vote. Voting can polarize people and create a winner/loser environment. Consensus implies that the group can come to general agreement without forcing individuals to take sides.

Is there a consensus-builder on your board? If you are the chair, do not assume you have to take that role if it is not a comfortable position for you. Your primary responsibility is keeping order and giving everyone a fair opportunity to speak. If you are not the chair but have that skill, do not hesitate to use it. The consensus-builder can be anyone on the board who has the patience, aptitude, and interest. ..."

Since our very first issue in 1991, we've invited com-

ments from planners and planning commissioners on the first drafts of all articles submitted for publication. When space has allowed, we've also included some of these comments

Consensus-Builders

Elaine Cogan has also written about the different roles members of a planning commission

alongside the published article – as was the case with Cogan’s article on consensus building:

“As Chairman of the Plan Commission in the Town of Dodgeville, Wisconsin, my conviction about the value of consensus building couldn’t be stronger. Democracy is, at its heart, dependent upon good citizens with fair minds who can work their way through all of the information and arguments and come to an agreement about their decision.”

– Lois Merrill, Dodgeville, Wisconsin.

“Regardless of the circumstances our Chairman will go out of his way to assure that whoever wants to be heard receives their opportunity. We seem to reach consensus, at least to a great degree, in near all of our deliberations without a specific ‘consensus builder.’ ... Any of our members will take the lead as they deem necessary.” – Bob Steiskal, Jr., Gulf Shores, Alabama.

Getting Prepped

How to run, participate in, and benefit from meetings are topics we’ve regularly covered. But it’s important to remember that the “job” of a planning commissioner doesn’t start when the meeting is called to order and end when it is adjourned.

James Shockey – who’s served as both a planner and a plan-

ning commissioner in Colorado – reminded commissioners to:

“Make sure to take the time to read and understand the information presented in the staff reports prior to the meeting. Staff really appreciates commissioners who have read their packet and we can always tell by the questions asked at the meeting who has or hasn’t.” – from “Sitting on Both Sides of the Table” {467}

Along similar lines, Cynthia Eliason – another planner who’s also served as a planning commissioner (in California) – emphasized:

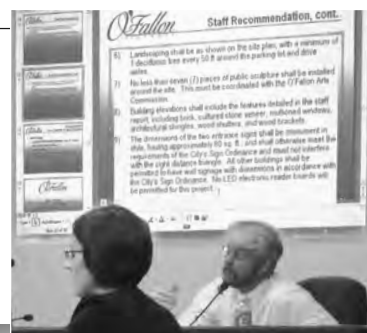
“Do your homework! There is nothing worse than coming to the meeting and hearing the ripping open of meeting packets for the first time.” {467}

What’s On Your Agenda?

How much thought do we give to our meeting agendas? In many cases, not enough. As Elaine Cogan described in “First on the Agenda is the Agenda” {251}:

“The agenda is the template for your meetings. It should be developed thoughtfully so that the planning board has adequate time for matters that require attention and/or decisions and less time for ‘house-keeping’ or more routine subjects. It should delineate plainly when public comment is invited and the actions

Meeting of the O’Fallon, Illinois, Planning Commission. Chairman Gene McCoskey is at far right of photo at bottom. Note how staff uses the large screen to allow the public to easily view information about the project under review.



W. SEVILLE

expected of each item (review only; action; referral).

Many commissions leave the agenda writing to staff and may see it for the first time when they come to the meeting. This does not serve you or the public well. The best approach is for the chair, or a committee of your board, to review the agenda before it is final and for commissioners to receive it and any backup materials several days in advance.

Allow ample and early time for issues which most concern the public. ... Put the contentious or controversial issues on the agenda early, and give them the time they deserve. Do not be offended if most of the crowd leaves as soon as you turn to other matters.”

Setting the Right Tone

One of the most important steps a planning commission can take is to set the right tone at the very start of a meeting. During my 2007 cross-country trip on U.S. Route 50, I attended a meeting of the O’Fallon, Illinois, Planning Commission. Chairman Gene McCoskey did a terrific job in creating a welcoming atmosphere. He opened the meeting by providing brief introductions of the commissioners and staff; a review of how the meeting would be run and when public comment would be taken; and an explanation of the planning commission’s role in the project review process.

McCoskey and his fellow commissioners listened intently during lengthy, sometimes angry, public comments about a development proposal on the

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evening's agenda. They asked a few questions to clarify points, but basically sat and listened, and then offered the developer and his team the chance to respond. By showing an open mind and being respectful to all, the commission left those attending – whatever side they were on – knowing they had been heard.

You can listen to a four minute audio clip of McCoskey's opening remarks. Go to: <www.rte50.com>, then in the left sidebar scroll down to June 12: Introductions. You can also access the nearly one hundred posted Route 50 trip reports.

For more on the importance of setting the right tone at the start of the meeting, see Elaine Cogan's "... In the Beginning" {352}

Chairing the Commission

One place where leadership skills are especially important – along with sound judgment and an even temperament – is in the role of chair. Here's some of what Carol Whitlock, long-time chair of both the City of Merriam (Kansas) and Johnson County Planning Commissions, had to say:

"Always be fair. This is perhaps the most important responsibility of the chairperson.

Remember it is your job to give everyone their 'day in court,' not to decide who is right or wrong. (You will do that also, but outside of your job as chairman). ...

Do not allow the audience to break in when someone else has the floor. If patiently telling members of the public to wait their turn doesn't work, stop the meeting and let everyone sit and stew until it comes back under control. No need to yell, pound the gavel, or demand control. Things will settle down if all business stops until peace reigns. Only one time have I ever had to threaten to get the police to clear the room. ...

Patiently listen until every person who wishes to speak has had their say. This is where [a] time limit comes in to help you out. But more importantly, if everyone understands that they will be heard, they are much more apt to sit patiently and not disrupt the meeting.

Develop a good working relationship with your planning director (or whoever is your key staff support person). This is vital. In my years' of experience as chairperson, I have also found that meeting with our planning director before each public meeting has strengthened our relationship, while

providing me with a heads up about any unique or 'hot' items on the agenda." – from "Chairing the Commission" {183}

Show Respect

As Whitlock noted, one of the essentials of running a good meeting is showing respect to members of the public. This is important not just as a matter of civility, but also because you might actually learn something from your fellow citizens – even if you disagree with what they're saying. What's more, if the commission is to be effective in its job of planning for the future of the community, it needs the respect and support of the public.

Elaine Cogan has often spoken on the importance of respect, as in her article, "Meaningful Dialogue With the Public" {153}:

"To keep and maintain the trust of the public, it is imperative that your planning commission understands – and practices – the fine art of inviting their comments and questions and responding in a cordial and respectful manner.

It is most important to establish ground rules and enforce them. Ask people who wish to speak to sign in ahead of time and refer to that list throughout the meeting. You can then call on each one by name. If you accompany your words by a

nod or a smile, you show a welcoming acceptance. ...

Show by your body language that you are listening. Lean forward, with hands discretely on the table or in your lap. Never roll your eyes, shake your head, or tap a pencil or pen – all sure signals you are impatient or distracted.

Do not fall for 'red herrings' or baited questions. If necessary, repeat what you or other commissioners have said or explain your answer in more detail. ...

Always be polite. You may have to agree to disagree, but insults and innuendo are never appropriate. ..."

The "Riggins Rules"

Eighteen years ago we heard about the "Riggins Rules" from Arizona planner Bev Moody. They were put together in 1967 by the late Fred Riggins, then Chairman of the Phoenix Planning Commission, who titled them "Suggested Do's & Don'ts for the Conduct of Public Hearings and the Department of Members of Boards, Commissions, & Other Bodies." They've since been re-titled as the "Riggins Rules" in his honor.

While we hope you'll read all 39 of the Riggins Rules {513}, here are a few excerpts:

"• Do be on time. If the hearing is scheduled at 7:30, the gavel should descend at the



exact hour, and the hearing begin, if there is a quorum. If you have to wait ten minutes for a quorum and there are 100 people in the room, the straggler has ... created a very bad beginning for what is a very important occasion for most of those present.

- Don't mingle with friends, acquaintances, unknown applicants or objectors in the audience before the meeting or during a recess period, if it can be politely avoided. You will invariably create the impression ... that there is something crooked going on, especially when you vote favorably on the case of the applicant you were seen conversing with.

- Do your homework. Spend any amount of time necessary to become thoroughly familiar with each matter which is to come before you. It is grossly unfair to the applicant and to the City for you to act on a matter with which you have no previous knowledge or with which you are only vaguely familiar. And you will make some horrible and disturbing decisions.

- Do be attentive. Those appearing before you have probably spent hours and hours preparing and rehearsing their arguments. The least you can do is listen and make them think that you are as interested as you should be. Refrain from talking to other members, passing notes and studying unrelated papers.

- Don't use first names in addressing anyone at all during the course of the hearing. This includes audience, applicants, members of your particular body, even if the person concerned is your brother or your best friend. Nothing, repeat nothing, creates a more unfavorable impression on the public than this practice.

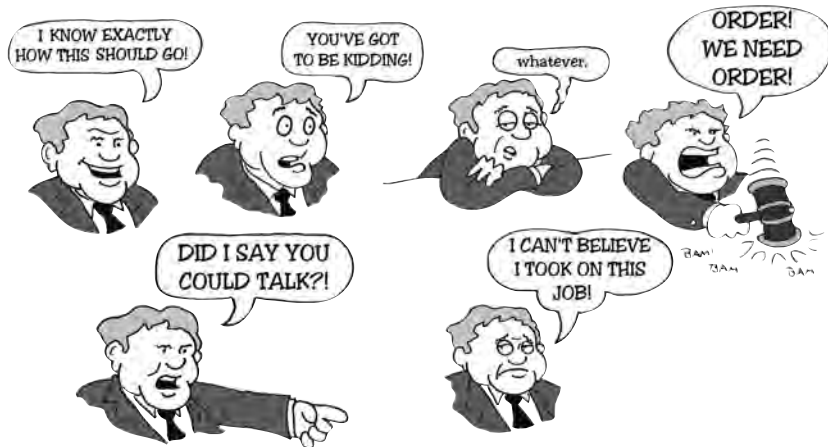
- Don't try to make the applicant or any other person appearing before you look like a fool by the nature of your questions or remarks. This is often a temptation, especially when it is apparent that someone is being slightly devious and less than forthright in his testimony. But don't do it.

- Don't forget that the staff is there to help you in any way possible. It is composed of very capable professional people with vast experience. Lean on them heavily. They can pull you out of many a bad spot if you give them a chance. Or they may just sit and let you stew, if you do not give them the respect which is their due."

If Our Meetings Could Talk

Quite a few of the Riggins Rules relate to two critically important topics we've covered extensively: ethical matters (such as ex parte contacts and conflicts of interest) and the relationship between commissioners and staff. We'll turn to them shortly. But first, allow us a few minutes to talk more broadly about the nature of meetings – and how they can be made more productive.

On this point, we need to introduce (or re-introduce) you to Mike Chandler, who for eleven years wrote "The Planning Commission At Work" column for the *PCJ*. During this time, Chandler was also the "go to" speaker at planning commission training workshops around the country. In one of his *PCJ* columns he asked what we'd hear if our meetings could talk:



"During our planning commission training sessions we spend a considerable amount of time exploring the nature of meetings. One of the more interesting exercises involves having the participants complete the following question: 'If our planning commission meetings could talk what might they say?'"

As you might suspect, this question has generated some very interesting responses. We've had meetings tell us: 'I'm happy that's over. I feel good. I've got more to do. What a great meeting. I need a drink. If that happens one more time I'll do something you will regret.' Who ever said meetings don't have a sense of humor!

Another exercise that generates much discussion involves determining why some planning commission meetings succeed while others fail.

Commonly cited reasons for successful commission meet-

ings include: the meeting started on time; the commission followed the agenda; the public was able to participate; the meeting accomplished a predetermined task; and, the meeting did not last too long.

Reasons for meeting failure usually include the absence of the attributes listed above. In addition, commission meetings may not be successful if commissioners fail to do their homework; if the commission chair is weak or ineffectual; or if the meeting sequence is haphazard or disjointed.– from "Making the Most of Your Meeting Time" {451}

Before leaving behind the arena of meetings, there are two more "pieces of business" we want to bring to your attention – first, the importance of rules of order, and second, the danger of ex parte contacts.

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For more on how to hold effective public meetings and hearings:

- Wayne Senville, "Dealing With Contentious Public Hearings" {380}
- Ric Stephens, "Ten Things to Avoid" {347}
- Elaine Cogan, "Meeting Formats Should Follow their Functions" {248}
- Ric Stephens, "Late Nights with the Commission" {138}
- Debra Stein, "Dealing With An Angry Public" {233}
- Elaine Cogan, "How Well Do You Use Your Time?" {474}



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Rules of Order

Many planning commissioners are not familiar with the mechanics of rules of order. But they can be quite important.

As then planning commissioner Steven Burt reminded readers in "Being a Planning Commissioner" {100}:

"Be aware that the motion maker has a decided advantage in influencing the outcome of a vote. Often, if there is indecision on the part of one or more commissioners, the person making a clear, strong motion will carry votes to his or her position."

In "The Commission Will Come to Order" {388} the late David Allor provided a very helpful two page "Model Outline of Motions for Planning Commissions and Zoning Boards," which he specially adapted from Robert's Rules of Order. We urge your planning commission to take a look.

Ex Parte Contacts

For many years, planner Greg Dale has been our "in-house" expert on ethical questions facing planning board members. Dale is a founding partner of the Cincinnati-based firm of McBride Dale Clarion, and a regular at planning commissioner training workshops. He's covered topics ranging from conflicts of interest, to bias, to dealing with confidential information. But perhaps the most important subject Dale's reported on involves "ex parte" contacts. From his most recent article on the topic, "Revisiting Ex Parte Contacts" {129}:

"Fifteen years ago, one of my first *Planning Commissioners Journal* articles dealt with the topic of 'ex parte contacts.' I defined this as any contact that you have with the party involved, or potentially involved, in a matter before the planning commission outside of the public hearing process. I pointed out the perils of ex parte contacts, both from a

legal and an ethical perspective.

... As I think further about the issue, there are several reasons why I feel more strongly about the problems with ex parte contacts now.

First, over the last fifteen years, I have continued to conduct numerous planning commission training sessions at the local, state, and national level. I always discuss ex parte contacts with commissioners and it is striking how almost universal their reaction is against allowing them. Perhaps I am just preaching to the choir at planning commissioner workshops, but there appears to be a very broad recognition that ex parte contacts are potentially damaging to the process.

Second, public interest in planning and development decisions has increased as development pressures in many places have continued to mount. As many of us realize, development decisions are being made under increasingly intense scrutiny. This often includes a focus on the fairness of the process.

Quite simply, in my opinion, ex parte contacts are a bad idea and ought to be avoided... My concern is not so much with the legality of ex parte contacts

in this situation – that is for your legal counsel to address – but with how the public is likely to perceive such contacts even if they are legally permissible. ...

The simplest, clearest, and best policy is for a commission to agree not to engage in ex parte contacts. That means telling people who contact you that you cannot talk to them about a matter pending before the commission, while encouraging them to come to the commission meeting to ask their questions or give their opinion.

... One other caution on ex parte contacts ... treat email communications just as you would hard copy or oral communications. It is amazing to me how people tend to view emails as somehow being under the radar screen. The reality is that email communications ... about matters before you are likely to be considered public records, and you may be required to produce them."

Remember that your job is to make decisions or recommendations based on the evidence presented to you during the public review process, and that the public has a right to know what information you use as the basis for your decision."



Not Ex Parte Contacts

I recall when Greg Dale submitted the first draft of this article, one concern I had was to be sure planning commissioners realized that there are, in fact, many times when they can and should speak with others about planning issues. Dale agreed, and added the following section:

“It might seem to some that the concerns I’ve expressed about ex parte contacts would result in planning commissioners being insulated from the community, at the same time that we are asking them to reflect its planning values. Here is an important distinction to make: ex parte concerns relate primarily to matters that are pending before the commission, primarily related to requests for development approvals such as zone changes, planned unit developments, site plan approvals, and other similar requests that involve a specific, legally prescribed process of review.

On the other hand, we do expect planning commissions to concern themselves with long range, community-wide planning policies and issues outside the development review process. This requires planning commissioners to be in tune, and in touch, with citizens who are interested in planning issues. ...

It is entirely appropriate for commissioners to participate in community organizations and to use those opportunities to discuss planning issues ... as long as these do not involve specific case matters pending before the commission.”

Citizen Planners

In thinking about the role of planning commissioners, how

many of us are aware of the early history of planning commissions in America? Let’s take a short trip with planning historian Laurence Gerckens – national historian for the American Institute of Certified Planners and a frequent contributor to the *PCJ* – as he recounts how citizen planners helped turn around one Midwestern city {392}

“It’s easy to sit back and wait for problems to arrive at the planning commission. All of a commissioner’s time can be spent stamping out brushfires and processing standard reviews. But it is worth recalling that citizen planning commissioners were put in that position ... to provide insights into the problems and potential of the community, and to provide leadership in the solution of problems before they arise.

Consider the history of the Cincinnati Planning Commission: On January 4, 1914, a group of civic minded individuals and representatives of the community development committees of a number of Cincinnati organizations founded the

‘United City Planning Committee.’ ... Through the medium of community planning, these Cincinnatians were seeking a more rational, publicly open, and less expensive system for the provision of needed capital facilities than the system of secret agreements, payoffs, and bribes that determined public development policy in Cincinnati at the time. ...

The Committee charged [Alfred] Bettman with drafting state enabling legislation authorizing the creation of local, citizen dominated municipal planning commissions, giving these groups the power to create and adopt a general development plan for their communities. ... In May of 1915 the Ohio legislature enacted the first planning enabling law in the United States ...

The Cincinnati City Planning Commission ... helped bring order, rationality, and economy to Cincinnati through: the integration of future land-uses, transportation facilities, and public utilities and facilities in a long-range comprehensive plan; the use of the land-use

zoning power to shape future community form; and the use of carefully prepared six year capital budgets designed to allow for development while keeping tax expenditures at a low, even rate.

The bold and creative efforts of the citizen-member dominated Planning Commission shaped not only the city of Cincinnati, but also, through its example and leadership, the community planning practices of the entire country.”

– from *“Community Leadership & the Cincinnati Planning Commission”* {392}

It Happened In Chicago

Let’s take one step even farther back in time. In 1893 an event occurred in Chicago that profoundly affected the role citizens would come to play in shaping the future of their communities. Americans in the late 19th century were wrestling with the effects of rapid urban growth and development. But when they came to visit Chicago that year – as they did by the

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CHICAGO HISTORICAL SOCIETY

millions – they were moved by a strikingly beautiful vision of the future.

As one reporter described the scene: “The world has been vouchsafed one perfect vision which will never suffer from decay ... then or now, no words can express the beauty of the Dream City, for it is beyond even the unearthly glamour of a dream.”
– Candace Wheeler writing for *Harper’s New Monthly Magazine*, May 1893.

As you’ve probably guessed – especially if you’ve taken a look at the photo! – the vision of the future was found at the World’s Columbian Exposition, the great Chicago World’s Fair of 1893.

Gerckens put the Chicago World’s Fair in perspective for planners:

“Architect Daniel Hudson Burnham, Director of Works for the Chicago World’s Fair of 1893 undertook to realize the first city-scale unified design of buildings, pedestrian plazas and public monuments in America. Painted all in white, this ‘Great White City’ thrilled visitors with its beauty, cleanliness and order. It initiated the City Beautiful Movement in the United States and catapulted Burnham into leadership of the newly emerging city planning profession.

Thousands of visitors left Chicago with the belief that things could be made better back home. They began to organize local groups to plan for a visually and functionally unified new ‘civic center,’ for metropolitan park systems and tree-lined boulevards with coordinated public benches, street lights and transit stations. They sought to realize architecturally integrated

streets through laws regulating building heights and setting building setback lines.

Led by major businessmen, unofficial City Plan Committees undertook to raise the quality of the public environment to make physical America a fitting subject for public-spirited support and patriotic respect, capable of inspiring both the ambitions of youth and the visions of the industrious. The idea of America would take positive physical form through the effort of community planning commissions; it would be realized in community actions directed toward shaping and protecting the public environment. ...

The modern American planning commission is the guardian of the public physical environment. When this responsibility is forsaken, all citizens of the community, present and future, suffer losses that are ecological, cultural, and economic, as well as aesthetic.” – from *“Community Aesthetics & Planning”* [461]

Leadership

After reading Gerckens’ remarks, we might ask ourselves whether we have visionary leadership in our cities and towns today – and whether planning commissioners should aspire to take on this role? As civic consultant Otis White has noted:

“The planning commission can be the perfect place for ... leadership to emerge. First, because it’s where many community disputes receive their earliest hearings, so if the community needs to learn new ways of resolving disagreements, the commission can be where it learns them. Second, with its mandate for planning, the commission is already concerned with the community’s future. If new ideas are needed, where better for them to be developed and aired?

What’s needed in those circumstances, though, are commissioners with an interest in broader community leadership, along with the temperament,

experiences, and skills to take a leadership. ... The key is to understand how communities navigate change and where your own talents and interests lie. ... You have to be part analyst (What is my community’s greatest needs? Where is it stuck?), part strategist (How could we get past this sticking point?), and part self-critic (What am I good at?).” – from *“Making a Difference: The Planning Commissioner As Community Change Agent”* [586]

The Big Picture

Over the years *PCJ* articles have focused not just on the role of the individual planning commissioner, but also on the role of the planning commission as a body – and how it can be more effective.

Many planning commissions spend much of their time in reviewing development applications or rezoning requests. Yes, these are important responsibilities, but one of the biggest challenges facing commissions is keeping their eye on the “big picture.”

That was the theme of one of the very first articles we published – written by the late Perry Norton, one of America’s most respected planners. Norton not only served as the first Executive Director of the American Institute of Planners in the 1950s, but three decades later in his retirement pioneered the use of online forums to discuss planning issues.

In his first *PCJ* article, “Remembering the Big Picture” [468], here’s some of what Norton had to say:



“When a shopping center is proposed, when the question of what is wetland and what isn’t hits the fan, when people line up to protest the conversion of a single family residence to some sort of a group home, the local area newspapers are quick to point out that the ‘planners’ did this, or the ‘planners’ did that.

And who are these planners? Well, they’re not those professionally trained planners, with degrees in planning. They are the members of local planning boards or commissions. They are, for the most part, volunteers, unpaid volunteers I might add, who give hours of their time, mostly in the evenings – carrying out the mandates of local and state land use planning laws.

The work, at times, gets tedious. Hours and hours of discussion as to whether a proposed land use meets the requirements of the zoning or subdivision ordinance, is consistent with all the codes, is not discriminatory, is or isn’t a landmark, and so on. There are, indeed, so many items on the agenda that board members sometimes wonder what happened to the Big Picture.

The Big Picture is, indeed, a vital part of a planning board’s responsibilities. ... The public, through legislatures, gives planning boards broad mandates. Again, the specifics vary from

one location to another, but the fact remains that people turn to planning boards to secure a high quality of living environment.

You get the picture. What society wants from its planners is something more than the processing of permits. It would like the processing of some vision, as well. Not an easy row to hoe. But enormously fruitful if faithfully tended.

The question is often posed, however: how do we deal with the Big Picture when there are so many little pictures we’re lucky to get home in time for the 11 p.m. news? One thing is certain: the board has to make it happen.”

The Planning Universe

If you’ve been a regular reader of the *PCJ*, you know that we’ve often focused on what we’ve called the “planning universe” – those individuals and groups (or planets, if you will) in the planning commission’s orbit: lawyers; developers; planning consultants; the media; and so on.

But there are three that are especially important to planning commissions: citizens; the governing body; and last, but not least, planning staff.

Citizen Input

We’ve already touched on the need to be respectful to citizens

during public hearings, in listening to what they have to say. But gaining input from citizens outside the formal hearing process is just as important.

As then Arlington County, Virginia, planning commissioner Monica Craven explained:

“An effective planning commission reaches out to the community and does not limit its interaction with the community to a single public hearing. With the help of the planning staff, the planning commission can organize and participate in outreach efforts such as public forums and walking tours, to name a few.” – from “*Planning Commissioner Perspectives*” {322}

Along similar lines, Elaine Cogan spoke of the value in planners and planning commissioners going out to actively solicit public feedback:

“It was a sunny Friday. People were at their local mall as usual, shopping, strolling, meeting their friends and neighbors. Prominent among the storefronts, in the center of all the activity, was something new: a display about Our Town – what it is and what it might become, depending on the planning decisions that soon would be made.

Maps and drawings and possible alternatives in simple text were displayed attractively. Staff and commissioners stood nearby to engage onlookers in conversation and entice them to participate.

People were invited to stay as long as they liked – to write their comments on the displays and handy pads of paper, talk to planners, fill out questionnaires, and otherwise participate in a low-key but important exercise to help determine their community’s future.

From more than 25 years experience designing and facilitating public participation processes, it is obvious to me that the most successful are those where we go out to the people – not expect them to come to us.” – from “*Getting Out to Where the People Are*” {383}

Engage the Community

As Otis White noted in “*Getting Power By Giving It Away*” {313}: “By itself, a planning commission has limited powers. But allied with an involved and supportive community, its powers can be enormous.”

continued on next page

More articles on citizen involvement in planning:

- Michael Chandler, “Citizen Planning Academies” {309}
- Thomas Miller, “Citizen Surveys: Taking Your Community’s Pulse” {377}
- Elaine Cogan, “Habla Usted Espanol?” {112}
- Elaine Cogan, “On Gauging Public Opinion” {314}
- Kathleen McMahon, “Public Outreach Through Video” {256}
- Kit Hodge, “The Next Generation of Your Planning Commission” {250}



Just What is the Job...?
continued from previous page

That means that neighborhood associations and other community groups should be places planning commissioners are familiar with.

In “Engaging the Public” {161}, planner Larry Frey pointed out that:

“One of the best ways to engage citizens in planning is by going out to their neighborhoods. Neighborhood-based planning is an old concept with tremendous power, but it is not used enough. While it may work best in municipalities which tend to have more distinct neighborhoods, rural areas can benefit as well, by identifying activity centers that target organized groups. ... Meetings should be held in the neighborhood, allowing input to flow more freely and pertinent issues to unfold.”

For more on how neighborhood associations and groups can help strengthen the local planning process, take a look also at Lila Shapero’s “Bowling Together: The Role of Neighborhood Associations” {371} As Shapero noted:

“Bringing neighborhood associations on board helps makes them part of the solution, rather than an obstacle, in planning the community’s future. At the same time, their input can deepen planners’ and planning commissioners’ understanding of neighborhood issues.”

Lisa Hollingsworth-Segedy drew our attention to another way of better understanding peoples’ issues and concerns:

“My grandmother used to tell me, ‘We have two ears and one mouth because listening is twice as important as talking.’ ... A few years ago, Jim [Segedy] was working with a rural Midwestern community to develop a new comprehen-

sive plan. The interviews with elected and appointed officials had gone well, and the public meetings were well attended, but the actual usable community input was sparse. So in an infrastructure focus group, I asked, ‘What was the most exciting day in your town?’

Right away several folks talked about the tornado that had hit a few years before. From their stories of the storm striking with no warning, residents suddenly realized that a storm warning siren network was an important infrastructure and public safety need they had overlooked when writing their new plan. ... The act of listening to someone’s story allows them to listen to it as well – this is empowerment at the most basic level.” – from *“Inviting Them In: Using Story as a Planning Tool”* {421}

Planning Commissions & Governing Bodies

In thinking about the relationship between a planning commission and the local governing body, it’s important to recognize the very different roles each plays – while also keeping in mind how the two are intertwined.

In one of the early issues of the *PCJ* we ran an article by Pamela Plumb, who had served both as Mayor of Portland, Maine, and on the City Council – and was also a past president of the National League of Cities. Plumb provided an overview of the relationship between the two bodies:

“There has always been a delicate dance in the relationship between Town Councils and their appointed Planning Boards. Perhaps it comes from the community emotion that inevitably surrounds local land use issues. Perhaps it is rooted in a lack of clarity about their different roles. Whatever the origins of this tension, the relationship is frequently a source of debate and occasionally a source of friction. ...

The two groups have distinctly different jobs. Councilors are policy makers. They are elected by and are responsive to the public whom they represent in all its various constituencies. The Board members, on the other hand, are not policy makers. They are appointed to work within the ordinances adopted by the Council. They work within already established policy and do not change policy based on public comment.

Even if the room is packed with citizens arguing that a permitted use be denied in a site plan hearing, it is not the Planning Board’s role to change what is or is not permitted. It is their role to apply the given ordinance. If the public does not like what the ordinance permits, then the Council is the place to get it changed. Similarly, if the Board is concerned about the impacts of applying a given ordinance, their option is to recommend changes to the Council.

Even in the process of rewriting or developing new ordinances, the Council is still the policy maker ... [it] gives a sense of direction to the Board. The Board then uses its specialized background and expertise to make recommendations back to the Council. The recommendations may be creative and far reaching. They may be more complex or technically innovative than the Council ever imagined. But, it is the Council that makes the final decision with whatever political considerations it deems appropriate.

Each role is vital to a smoothly functioning community. But they are separate. If the Board tries to set policy or the Council tries to interfere with the application of the ordinance or fails to value the technical advice of the Board, confusion and trouble will follow.” – from *“Town Councils and Planning Boards: A Challenging Relationship”* {584}



Not Having the Final Word

As Mike Chandler once observed: “Not having the final word can be a difficult thing – especially when the commission expends great amounts of time and energy only to have its advice rejected by the governing body (though, hopefully, this

will not happen too often)."

But, as he added: "Don't let this discourage you. Instead, look for ways your commission can advance the cause of good planning, and strengthen its relationship with the governing body. Remember that as a planning commissioner you're responsible for focusing on the long-term. Most elected officials appreciate this forward thinking role because it allows them to gauge the public's receptivity to future courses of action." — from *"Linking Elected Officials with Planning"* {139}

Remain Above Politics

Don't forget this advice from Jim Segedy:

"The planning commission's marching orders are to provide the best advice to the governing body as laid out in the comprehensive plan, mindful of the potentially evolving notion of the health, safety, and welfare of the whole community. Planning commissioners MUST remain above politics." — from *"Putting Some Oomph Into Planning"* {560}

Consider also some cautionary words Greg Dale wrote about the relationship between elected officials and planning commissioners.

"As an appointed planning commissioner you are not designated to represent any special interest group. Neither are you appointed to represent the 'voice' of an elected official. More specifically, as a planning commissioner you have an ethical obligation to remain in a position of objectivity and fairness.

Your position should not be used to seek political favors, nor should you create a perception that you are seeking political goodwill in your action. Any time you take a position at the urging of an elected official,

you run the risk of tainting your credibility as an objective decision-maker. In addition, contacts that you have outside of the public meeting process may fall in the category of ex parte contacts." — from *"Who Do You Work For?"* {545}

Staff Relations

It almost goes without saying that if planning commissioners and staff don't have a good working relationship, the community's planning efforts will be badly handicapped. It is essential for both commissioners and staff to understand their respective roles, and to work cooperatively.

In "Sitting on Both Sides of the Table" {467}, several planning commissioners who have also worked as professional planners spoke to this:

- "The ideal situation is that the board and staff see themselves as a team, each with distinct but equal roles. Staff is there to do the heavy lifting regarding the board's submission standards and plan reviews and the board's job is to determine if the submission meets the relevant approval criteria." — Aaron Henry, Danvers, Massachusetts.

- "Open communication is the best way to have a great

working relationship. Talking outside of the monthly meetings is a great way to build a rapport between staff and commissioners. Communication is the key." — Austin Bleess, Winnebago, Minnesota.

- "Don't take the staff or the professional planner's word on everything. Ask for an explanation. Commissioners need to understand that the staff's job is to interpret the regulations but the decision making process is not just a checklist. There is room for subjectivity as well, otherwise there is no need for the commission." — Tim Jackson, New Orleans, Louisiana.

Along these lines, Greg Dale in "Independent and Informed" {133} noted that: "Planning commissions should take full advantage of staff expertise in making decisions. However, both commission and staff should recognize the obligation of the commission to act in an independent manner."

We'll leave the final word in our overview of the role of the planning commissioner with Elaine Cogan. In "Staff Needs a Little TLC, Too" {440} Cogan reminded planning commissioners to:

"Resist the temptation to 'micro-manage' ... you are not expected to be a professional



planner. Indeed, you would be less effective as a citizen planning commissioner if you were. Even if you are a successful professional or businessperson, it is not appropriate to try to tell the planning director whom to hire or fire or how you think the agency should be managed. You should have more than enough to do studying the issues and making policy decisions."

From my own experience as a planning commissioner, I can say "amen" to Elaine Cogan's remarks — and to the many thoughtful comments and suggestions we've heard from commissioners, staff, and others across the country over the past twenty years. Thank you all for making my job as editor of the PCJ so much easier.

PlannersWeb

We hope you enjoyed this overview of what planning commissioners do. As we mentioned at the start, when our redesigned and updated *PlannersWeb* site is up and running this summer, you'll be able to access the nearly 500 articles we've published — including all the articles referenced in what you just read. Join us as charter members as we move online. ♦

Wayne M. Senville has been publisher and editor of the *Planning Commissioners Journal* since its founding in

1991. Senville was also honored to serve as a member of the Burlington, Vermont, Planning Commission for eleven years, including three as Chair.



**Join us at:
PlannersWeb.com**

Town of Palisade 2022 Game Plan

July 19, 2022, Project Status Summary

Project Summary:

The Palisade Comprehensive Plan (the "2022 Game Plan") is a planning document providing a framework for future land-use decisions in Palisade to ensure the vision developed through community engagement is created. The 2022 Game Plan allows the community to collaborate on Palisade's future. Once adopted, the 2022 Game Plan will supersede the 2007 Palisade Comprehensive Plan (the "2007 Plan").

Summary of Completed Tasks to Date:

The 2022 Game Plan is currently on schedule and budget. Below is the list of tasks completed since **June 21, 2022**, Project Status Summary, and what section of the project proposal the task relates to.

Task Description	Task Number in the Project Management Strategy
1. Continued to compile results from the Community Engagement Event at the Farmer's Market.	Task 1.5: Community Engagement
2. Began drafting Chapter 3: Natural Amenities and Hazards.	Task 2.1: Draft Plan Elements
3. Posted community engagement questions on the 2022 Game Plan website each Wednesday morning.	Task 1.5: Community Engagement
4. Delivered the first draft of Chapter 2: Land Use Form to the Community Development Director on July 7, 2022.	Task 2.1: Draft Plan Elements
5. Delivered weekly project status emails to the Community Development Director.	Various Tasks
6. Delivered a one-sheet summary on the status of the 2022 Game Plan to be attached to the July 19, 2022, Steering Committee agenda.	Task 1.3 Steering Committee

Summary of Completed Community Engagement to Date:

The [2022 Game Plan website](#) receives multiple, robust responses to the community questions regularly. CPS is currently compiling all the comments into a Community Engagement Report which will be included as an appendix to the final plan document. Attached are all the comments from the Question of the Week and the Google Form from June 17, 2022, to July 13, 2022.

There are two ways to engage with the project website:

- 1) Comment form: This is a Google Form requesting the responder's name, email, and request to answer the following questions:



- a. What interests you the most about the 2022 Game Plan?
 - b. What would a perfect day in Palisade look like to you?
 - c. How did you hear about the 2022 Game Plan?
- 2) Padlet Discussion Forum: This is the forum where the Question of the Week is posted. Once the question is posted, it is pushed out to Palisade's social media accounts by staff.

Farmer's Market Feedback:

CPS participated in the Palisade Farmer's Market on June 12, 2022. Approximately 91 people provided feedback on the comparison of the values game.



Each participant was given four (4) gray chips worth one (1) point and a green chip worth five (5) points. The participant was asked to choose which value was most important to them. The instructions were as follows:

1. Put a 1-point poker chip in your preferred value for the four (4) value questions.
2. Put a 5-point poker chip in the jar of the most important value to you of all eight (8) values.

The participants were then given a \$1 chip redeemable at the participating local businesses to thank them for their time.

The results of this values exercise are outlined in the table below.

Comparison	Jar	Gray Chip (Worth 1 Point)			Green Chip (Worth 5 Points)	
Comparison #1	Viewshed Agriculture	17	88	25.51%	2	2.20%
		71			24	26.37%
Comparison #2	Affordable Housing Low-Density Residential	25	103	29.86%	5	5.49%
		78			3	3.30%
Comparison #3	Year-Round Business Seasonal Tourism	53	68	19.71%	9	9.89%
		15			3	3.30%
Comparison #4	Small Town Charm Sustainable Economy	63	86	24.93%	39	42.86%
		23			6	6.59%
		345			91	

As the chart shows, the input indicates the community values:

- agriculture over preserving the viewshed,
- low-residential housing over affordable housing,

- year-round business over seasonal tourism, and
- small-town charm over a sustainable economy.

While this is only one community engagement event, the public comment on the website is also aligned with what we heard at the Farmer's Market. From this information, CPS will begin developing a values matrix that will identify and builds off of this values exercise to assist decision-makers and community officials in developing land use policies.

The input received at the Farmer's Market and on the project website will guide the project team in developing goals, strategies, and actions that support these values. The final plan document will include all these components as well.

Question of the Week!

Palisade 2022 Game Plan

JAIME DLUBAC JUN 16, 2022 03:04PM

What makes Palisade special to you? (week 1)

JAIME DLUBAC JUN 16, 2022 04:03PM

Please see previous responses in the Community Forum below.

The agriculture — ANONYMOUS

ANONYMOUS JUN 21, 2022 10:53PM

Palisade is unique , every street you walk, no two houses are the same .Cookie cutter subdivisions need multiple floor plans ,60 homes =30 designs . Plus a tree for every other house

ANONYMOUS JUN 30, 2022 04:16PM

Small town vibe who value local business and residents

ANONYMOUS JUN 30, 2022 04:16PM

Small scale, agriculture based, pedestrian friendly, friendly.

ANONYMOUS JUL 01, 2022 03:08PM

The combination of small farm town community, with seasonal economic boons via tourism.

ANONYMOUS JUL 01, 2022 03:08PM

what makes Palisade Special to me

I love the small town, safe feeling of living on Palisade. Thats why I moved here and that why I have stayed here. I do not want it to become a large subdivision of GJ or big like Fruita. I love the agricultural aspect of it. Please keep the orchards!!!!

ANONYMOUS JUL 13, 2022 02:54PM

The small town vibe! Feeling safe letting my kids walk and bike around town because traffic is not heavy. The beautiful orchards.

What would you like to see less of in Palisade? (week 2)

JAIME DLUBAC JUN 16, 2022 04:04PM

Please see previous responses in the Community Forum below.

Corporations like Dollar Store — ANONYMOUS

ANONYMOUS JUN 30, 2022 04:16PM

Chain stores and large developments

ANONYMOUS JUN 30, 2022 04:16PM

Week 2

Eliminate the streetlights in the middle of blocks. We don't need them and it's inconsistent throughout downtown. At the very least, they can be barn-doored to just point down. Let's promote night skies and save the town some money too!

ANONYMOUS JUN 30, 2022 04:16PM

Bright lights! (Require dark sky compliance). Less tear downs downtown.

ANONYMOUS JUL 01, 2022 03:08PM

Reduce the amount medium to high density residential zoning. quality over quantity needs to be prioritized.

ANONYMOUS JUL 01, 2022 03:08PM

what I want to see less of

I do not want to see a lot of big store Corp built here, and I do not want to see more orchards lost to homes. Palisades charm is its SMALL population and small town feel due to that. Please NO more festivals added!! Traffic is horrible already!!

ANONYMOUS JUL 13, 2022 02:54PM

I was born and raised in Palisade . When I visit there now there isn't much left of the place that I loved. I was so disappointed in all the housing and how many orchards have been destroyed for new housing. Very sad to see how it has changed.

ANONYMOUS JUL 13, 2022 02:54PM

Less chains and cookie-cutter subdivisions.

If you sent a postcard to your future self, what do you hope Palisade is like in the future? (week 3)

ANONYMOUS JUN 21, 2022 10:53PM

Dear self....

I'm so glad the town board decided to minimize development in Palisade in the year 2022 or we would have no water! What they did saved the people that rely on it for agriculture and living, even though the developers were desperately trying to develop every strip of land they could..thanks Palisade for protecting our most precious resources!

ANONYMOUS JUL 01, 2022 03:08PM

I would like to see thriving local businesses and a healthy community that has not outgrown its infrastructure. I would love to see that there are no chain stores and a downtown farmers market where you always see your friends, neighbors and local business owners.

ANONYMOUS JUN 30, 2022 04:17PM

Postcard for 2054, dated 2022

Dear self,
It's hard to believe that 32 years has passed since I sent myself this postcard from the summer of 2022, and Palisade is finally celebrating its 150th anniversary of becoming a town! Isn't it wonderful that we have maintained our small town feel, and aren't the surrounding orchards and vineyards amazing!? The town founders and growers would be so proud to see that what they built has lasted 150 years and is as vibrant as ever. Happy Sesquicentennial, Palisade!

ANONYMOUS JUL 01, 2022 03:08PM

future Palisade

I want it to be the SAME!! Charming- safe- low noise and traffic !!
That is why I moved here!!

ANONYMOUS JUL 06, 2022 02:43PM

Dear self,

It's July and another gorgeous day here in our special little town. Went for a stroll this morning to the Farmer's Market and saw several kids riding bikes along the way. One kid even had a lemonade stand. Price was \$1.00. Can you believe that? I'm so grateful we've still got that low-key small town vibe here. New development has been carefully considered and appropriate for the size and culture of this place. We only have one stop light at Elberta and the Hwy. Downtown boasts no chain or box stores. Us old-timers still gather at Slice O' to watch the tourists rent bikes and go exploring. Dolce Vita!

so glad the town did not fall for more growth and big time developers years ago! Its so wonderful to have that small town safe feel when everyone else is letting their towns grow out of control! We still have good water, safe streets, and not all that big town riff raff from overdevelopment!! — ANONYMOUS

ANONYMOUS JUL 13, 2022 02:53PM

Cycling

I am so grateful that Palisade kept it's small-town feel and invested in open space, parks, children's recreation, preserving orchards, and strong cycling and walking paths. It's a safe place to ride around and take in the beautiful views.

Which are the three most important issues for you and for Palisade right now? (week 4)

ANONYMOUS JUN 30, 2022 04:16PM

Infrastructure, Responsible Growth and tourism that is economically sound with sustainability efforts towards the impact of the town.

Vague buzzwords & broad aim. Elaborate a little... — ANONYMOUS

ANONYMOUS JUN 30, 2022 04:17PM

Top Three Things

In no particular order:
- Maintaining small town feel

- Protecting the vineyards and orchards from city-sprawl
- Infrastructure improvements for current residents of Palisade

ANONYMOUS JUN 30, 2022 04:17PM

1. Preserve the historic character of town-create a historic preservation district and design standards. Fear- tear downs or major remodels that will change the character of the buildings. 2. Preserve the agricultural heritage 3. Allow for more short term rentals to keep people in town and increase lodging taxes which can be used for a bigger pool, community center and other needed amenities, street and infrastructure improvements.

ANONYMOUS JUN 30, 2022 04:17PM

Water, Infrastructure, Growth Management

ANONYMOUS JUL 01, 2022 03:08PM

Providing a sensible development and growth path for the Town of Palisade that allows development of residential areas, but also puts the burden of infrastructure development on the developers. Not the town.

ANONYMOUS JUL 01, 2022 03:09PM

most important issues

Right now the Traffic is #1 to me. I cant get out of my street most days now. We need roundabouts or stoplights on Elberta from 1-70 to Highway 6. Flashing signs for speed is a waste of money- nobody heeds it!! I think a roundabout somewhere off 1-70 to slow traffic- maybe at Golden gate area, then a traffic light or roundabout at highway 6 from Elberta- you cant even get across it most days June-Oct. too many streets with frontage roads, and too much traffic on highway 6.

#2nd We need MORE Police activity. Where are they? I see them once a week- rest of the time, everyone knows they arent around- its a known fact to the townspeople.

#3 We need Animal control badly. Either a contract with Mesa County, or our own Animal control officer. Loose dogs are out of control here.

#4th Doing more for Residents than the tourists. residents feel like we dont matter anymore. Its all about the tourists.

ANONYMOUS JUL 01, 2022 03:09PM

- Sustainable Tourism and community involvement
- Action regarding agricultural water rights and climate change
- Town infrastructure improvement

ANONYMOUS JUL 01, 2022 03:09PM

1.Update infastructure; roads, water and sewer, bridges, etc.

2. Create recreation programs for residents, specifically youth.
3. Keeping Palisade a small, safe, tight-knit community.

ANONYMOUS JUL 05, 2022 03:05PM

1) A return to a focus on the needs of residents for town capital improvements and infrastructure, and impacts on residents of new development; 2) examine and evaluate all tourism-related activities (current and future) against metric of "is this appropriate or beneficial to our town;" 3) revisit and update building and construction codes - ones for new construction or flippers and perhaps another set that are more suited for in-place (and long term) residents on small to medium-sized improvements to their property. Not one size fits all.

wanting the town to remember the residents live here and moved here because it was small- not getting carried away with the tourism and festivals that get bigger and bigger. leaving the orchards and vineyards which make this little town unique - **ANONYMOUS**

ANONYMOUS JUL 13, 2022 02:53PM

- 1) Fix the intersection of Elberta and Front St. It's awful turning there and dangerous.
- 2) Reinstate Children's Parks and Rec Programs or consider a community center.
- 3) Large sidewalks and cycling pathways.

Do you want to see more housing in Palisade and if yes, what types? (week 5)

ANONYMOUS JUL 01, 2022 03:09PM

yes. absolutely. towns must grow in order to survive. Palisade needs avoid the pitfalls of high density, and even some medium density residential developments. Or ToP risks becoming East Clifton.

ANONYMOUS JUL 01, 2022 03:09PM

housing

No- Palisade needs to stay SMALL, Agricultural, and Charming. This is why people come here!!! If we keep building homes- its no longer a small charming town- it will just look like every other place!!!

ANONYMOUS JUL 05, 2022 03:06PM

Palisade does not need any more housing, especially no high-density housing near the orchards or the heart of town. I could see an apartment building out by I-70 as being a benefit, so that there would be an option for people of varying incomes, but it's not a top priority. Another hotel out by I-70 would be nice so that the tourists could spend the night in town more easily, rather than giving their money to Grand Junction, but it's not necessary. In this case, smaller is better, in my opinion.

No more housing in that there's already strain on the sewer systems, traffic and water. In addition, the places to grow involve using agricultural land. More houses mean less green space, hotter weather. — ANONYMOUS

Additional housing isn't necessary for growth. Economic growth, or equilibrium means that cost of services is commensurate with town income. More growth means more services. — ANONYMOUS

Too many Denverites already. — ANONYMOUS

ANONYMOUS JUL 13, 2022 02:53PM

NO, NO, NO, HEEELLLL NO!!!

ANONYMOUS JUL 13, 2022 02:53PM

No but some realistic rent costs would be nice.

ANONYMOUS JUL 13, 2022 02:53PM

No more housing. The old houses are what gives the town it's charm and makes people want to live and visit here. No need to turn it into suburbia.

Do you want to see more commercial uses in Palisade and if yes, what kind of commercial uses would you like to see? (week 6)

ANONYMOUS JUL 13, 2022 02:53PM

Restaurants that are actually affordable and OPEN regularly, more local mom and pop shops

ANONYMOUS JUL 13, 2022 02:53PM

No we are close enough to a major town for any commercial needs

ANONYMOUS JUL 13, 2022 02:53PM

Commercial services and businesses in the form of locally owned arts and crafts that will cater to the tourists and locals alike. We need shops so that walk-by traffic will stop in.

ANONYMOUS JUL 13, 2022 02:53PM

We feel that the restaurant options could definitely be expanded in Palisade, especially during tourist season. Many times the current restaurants are full, and the locals who just want to pop over for a meal without a reservation are out of luck. As locals, we'd frequent more restaurants, even during the shoulder season, if they were available.

As previously mentioned, another hotel by the interstate would be helpful.

Other than that, we don't want to see any more commercial businesses in Palisade. We prefer the small town feel and enjoy the little local businesses we have. (Yes, we know we can't have it both ways... but you asked!) ;)

ANONYMOUS JUL 13, 2022 02:53PM

More affordable local restaurants. Encourage small busines start-ups to stay here.

ANONYMOUS JUL 13, 2022 02:53PM

Paddleboarding at Riverbend.

When it comes to managing growth, would you rather have future buildings go up in height in specific areas of Palisade to use less land or for growth to extend further out to maintain the view corridors? (week 7)

Timestamp	Your Name	What interests you the most about the 2022 Game Plan?	What would a perfect day in Palisade look like to you?	How did you hear about the 2022 Game Plan?
2022/06/17 10:34:13 AM AST	April Rose Gray	Not seeing my town I live in turn into something it shouldn't be.	Walking through town, visiting local business, strolling through neighborhoods, without traffic. Beautiful quiet SMALL town feel. Friendly neighbors. Able to enjoy the scenery without trying to look through large two story subdivisions. Being able to see stars without all the light pollution.	Town meeting.
2022/06/17 4:46:38 PM AST	Susan Crossed	Working together as a community to come up with a plan that works for everyone.	Walking my dog, looking at the Mesa and the Bookcliffs, star gazing to finish off the day.	Town Email
2022/06/18 3:49:25 PM AST	Charlene Weidner	Preserving what we have	Waking up and greeting the RIVER, the trees, and the canal. Maybe a walk or a hike. Having commerce to enjoy ie bakery, restaurants, library, wineries, music to attend but the town not so busy and overrun by tourists. Right now we seem to have a good balance. I love my town.	Town Email
2022/06/20 9:30:35 AM AST	Sarah Matchett	<p>I grew up on the edge of my grandfather's farm on 29 rd. My grandmother's people were from East Orchard Mesa and my Grandfather's from Appleton. I left to head to college and felt sure I'd be back to the western slope in 4 years. It took closer to 30 but we bought here in October 2021 and chose Palisade for it's walkability, community vibe, and attractive downtown. Our primary concern in purchasing here was that many of the downtown buildings were empty and that there didn't seem to be many young families around. I'd like to see Palisade become a thriving, multi generational, income diverse community that attracts 30 year old purchasing their first home as well as 50 year olds who are hoping to stay through retirement.</p>	<p>Up early to meet friends for some lap swimming at the Pool and a walk with the dogs at Riverbend before it gets too hot. Walking home, I see my neighbor's son and his mom heading to the new breakfast and lunch spot where the old Pressed used to be. I decide to join them - it's a Monday but the shop is open as demand is always high and they have no trouble finding workers to staff it. Kids are running around the yard having a blast and parents are hanging out enjoying the grown up time.</p> <p>I head over to the grocery where I can pick up some local produce (even tho it's not farmer's market day) and a few other staples the home to prep for lunch with some friends coming in from GJ. After we eat we wander into town as they like to stop in at all the shops which have opened up in the downtown area.</p> <p>It's summer and HOT so we decide to pick up a tube from the provisioner at the Rim Trail parking lot and float down to river bend. We turn the tubes in at the boat ramp on river bend and walk back home.</p> <p>After dinner we sit out front to enjoy the evening and chat with neighbors. Our conversation is about the new development going in. . Some of us are excited to see some developments with smaller houses coming in, feeling like they will attract a younger population looking to buy their first homes. Other's are nervous that that they will all be bought with VC investment money, driving up the price and keeping out those buyers who might actually want to put down roots here and invest their time and talent in town.</p> <p>We also chat about community resiliency and are wondering how well equipped our town would handle a large emergency (fire, electrical grid failure, etc). We all feel the new medical center going in is a step in the right direction but we all worry a bit that we're too dependent on GJ. We also worry about oportunties for our just graduated from college kids who are either moving away, or who are moving in with us, as they can't find reasonable rent in town despite their full time employment.</p>	Facebook
2022/06/22 11:47:22 AM AST	LINDA ROSE	What interests me is having the Palisade Community involved and participating together .	Keeping the Town SMALL... COMMUNITY SPIRIT... UPGRADES AS NEEDED.. KINDNESS TO EVERYONE.	FRIEND
2022/06/28 6:39:59 PM AST	Julia Puester	Guidance of future development, future amenities, and preservation of Town	People can walk into town, by historically protected homes to robust small independently owned businesses.	Facebook
2022/06/30 11:57:07 AM AST	LisaMarie Pinder	Be apart of the community	Walk in the park, farmers market, winery, sunset on my patio.	Facebook

Timestamp	Your Name	What interests you the most about the 2022 Game Plan?	What would a perfect day in Palisade look like to you?	How did you hear about the 2022 Game Plan?
2022/06/30 12:11:02 PM AST	Jennifer Asleson	Making sure the Palisade of the future is protected from the developers of today.	Everyone stopping at stop signs and walking their dog on a leash :-) Seriously, any day in Palisade is the perfect day but unperfect days involve too much traffic, too many new homes, less agriculture, and lack of control over growth. We should not get too big for our britches.	Facebook
2022/06/30 1:09:25 PM AST	Colleen Balak	What impact future growth will have	Peaceful surroundings, good restaurants open daily, a way to learn in town news and happenings for seniors who aren't online.	Town Email
2022/06/30 5:35:36 PM AST	Cyndy Bunte	Maintaining existing agricultural tracts	Happy citizens, happy visitors, happy businesses	Facebook
2022/06/30 6:10:55 PM AST	John (Jay) E. Miller	Primarily zoning and development matters.	70 degrees and partly cloudy :). A ride through the orchards/vineyards, with a stop along the way for a fresh cold drink, a chat with the proprietor, and a peach or an apple.	Town Email
2022/06/30 8:40:27 PM AST	Laurie Ehrich	Having a comprehensive plan that provides useful, well thought out ideas for the future development of Palisade keeping within the agricultural and rural small town setting. Establish housing and commercial growth limitations to ensure the survival of this agricultural community. Encourage farming (vineyards, peaches, pears, cherries, lavender, field-to-table gardens, hay, etc.) and provide support for this valuable resource. Rebuild old historic structures and maintain the unique atmosphere they provide. Require homeowners to maintain their property. Support local businesses. Avoid fast food outlets.	Surrounded by the natural beauty with bountiful agricultural fields, livestock grazing and small, local businesses thriving. A perfect start to the day is sitting at the Slice of Life Bakery after my morning walk and having a coffee and pastry visiting with others.	Facebook
2022/07/02 7:53:25 AM AST	Becky Davis	smart growth	Every day in Palisade is already perfect ðŸ˜ƒ	Town Email

Timestamp	Your Name	What interests you the most about the 2022 Game Plan?	What would a perfect day in Palisade look like to you?	How did you hear about the 2022 Game Plan?
2022/07/08 10:01:02 AM AST	Desa Loughman	Having a vision & plan for the future of Palisade	<p>Every day in Palisade is a perfect day. We have friendly, helpful and hard working people throughout town that makes it a great place to live.</p> <p>But we are missing major infrastructure. It sure would be nice to have good quality sidewalks & roads to walk or ride bikes around town. Most roads are in bad shape & most blocks are missing sidewalks. We want to be a walkable town but itâ€™s lacking the basics. Iâ€™m disappointed that the CDOT project didnâ€™t include sidewalks or bike path especially along the frontage roads for all the kids walking to school. Itâ€™s dangerous for pedestrians & all the tourists bike riding in the streets. I thought we had an ordinance requirement for sidewalks and landscaping for new applications but some businesses or developers donâ€™t have to include it?</p> <p>It would be nice to have our Parks & Rec program back that was dissolved overnight years ago with promises of it coming back.</p> <p>It would be nice to see the second phase of the skate park completed. Itâ€™s used year around by a variety of age groups.</p> <p>It would be nice to not have flashing video signs. I thought we had an ordinance against that? But a new one was installed & I donâ€™t think it fits the country feel Palisade has to offer.</p> <p>It would be nice to find ways to encourage Agriculture growth to stay in town so it doesnâ€™t continue to be turned into housing thatâ€™s promised to be affordable but always turns into expensive homes.</p> <p>It would be nice to encourage more small businesses to keep corporate America from ruining our town. We already have Subway coming. How will this new plan promote our small town feel so it doesnâ€™t turn into just another town full of the same old corporations? I hope the plan is well thought out so Palisade continues to grow in the right direction.</p>	Townâ€™s business card about it
2022/07/08 10:16:20 AM AST	Jesse Loughman	Streets and sidewalks, sewer project, all businesses treated the same (this isnâ€™t just a wine town), new town leadership, better feel at town hall (it seems like a prison in there), less alcoholicâ€™s on the town board and more local business owners would be a good start	5 years ago	Town Email
2022/07/08 10:25:54 AM AST	Jesse Loughman	Less grants and more action	5 years ago	Town Email