



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

**August 16, 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. ANNOUNCEMENTS / PRESENTATIONS**

**A. PUBLIC COMMENT REMINDER:**

All emails are to be sent to the Community Development Director at [brusche@townofpalisade.org](mailto: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: August 25, 2022 – Open House w/ CDOT and CPS to discuss proposed Highway 6 improvements and multimodal connections within the Town of Palisade (To be held at the Veterans Memorial Community Center - 120 W 8<sup>th</sup> Street, Palisade)*

**VI. APPROVAL OF MINUTES**

**A. Minutes from August 2, 2022, 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.*

**VIII. UPDATE ON THE PALISADE GAME PLAN (comprehensive plan update)**  
**From Community Planning Strategies (CPS)**

[www.PalisadeGamePlan.com](http://www.PalisadeGamePlan.com)

**IX. ADJOURNMENT**



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
July 19, 2022**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:02 pm by Chair Riley Parker with Commissioners present: Leora Ruzin, Penny Prinster, Amy Gekas, David Hull and Don Bosch. 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 Hull to approve the agenda as presented.

A voice vote was requested  
Motion carried unanimously

**ANNOUNCEMENTS/PRESENTATIONS**

Community Development Director Brian Rusche presented a certificate of appreciation in absentia to Commissioner Andy Hamilton for his service, stating he has relocated to Grand Junction and will no longer be a member of the Planning Commission. Director Rusche also announced a vacancy to the Planning Commission, with a term expiring in February 2023. Applications are being accepted until August 31, 2022.

Director Rusche also announced the Peach Festival that is occurring the weekend of August 11-13, 2022.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Prinster, seconded by Commissioner Ruzin, to approve the Minutes from the July 19, 2022, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested  
Motion carried

**PUBLIC COMMENT**

None was offered.

**APPOINTING PLANNING COMMISSION CHAIR / VICE CHAIR**

Chair Parker nominated Commissioner Amy Gekas for Chairperson, seconded by Commissioner Don Bosch. Commissioner Gekas accepted the nomination.

*Motion #3* by Commissioner Bosch, seconded by Commissioner Ruzin, to appoint Commissioner Gekas as Chairperson.

A voice vote was requested  
Motion carried unanimously

Commissioner Bosch nominated Commissioner Leora Ruzin for Vice-Chair, seconded by David Hull. Commissioner Ruzin accepted the nomination.

*Motion #4* by Commissioner Bosch, seconded by Commissioner Hull, to appoint Commissioner Ruzin as Vice-Chair.

A voice vote was requested  
Motion carried unanimously

**PRO 2022-11 – OUTDOOR LIGHTING TEXT AMENDMENT**

Community Development Director Brian Rusche presented the proposed text amendments to Section 10.05 – Outdoor Lighting.

Vice-Chair Ruzin inquired if the Happy Camper’s new location would be affected by the text amendments. Director Rusche reiterated that the lighting update does not include signage standards.

*Motion #5* by Commissioner Prinster, seconded by Commissioner Ruzin, to forward PRO 2022-11 – Outdoor Lighting Text Amendment to the Board of Trustees with a recommendation of approval.

A voice vote was requested  
Motion carried unanimously

**UPDATE ON THE PALISADE GAME PLAN/COMPREHENSIVE PLAN UPDATE**

Director Rusche gave an update on Chapters 3 & 4 of the plan focusing on natural hazards and tourism. These chapters will be presented at the next Planning Commission meeting on August 16, 2022.

**ADJOURNMENT**

*Motion #6 to adjourn* by Chair Gekas, seconded by Vice-Chair Leora Ruzin at 6:50 p.m.

X

Amy Gekas  
Planning Commission Chairperson

X

Shelley Kopasz  
Administrative Assistant

## Town of Palisade

### 2022 Game Plan

#### August 16, 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 **July 19, 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. Provided analysis from the Community Engagement Event at the Farmer’s Market in the July Steering Committee Project Summary	Task 1.5: Community Engagement
2. Posted community engagement questions on the <a href="#">2022 Game Plan website</a> .	Task 1.5: Community Engagement
3. Delivered the first draft of Chapter 2: Land Use Form for the Steering Committee to review.	Task 2.1: Draft Plan Elements
4. Compiled comments from the Steering Committee on Chapter 2: Land Use Form.	Task 2.1: Draft Plan Elements
5. Presented the Project Status Summary to the Steering Committee on July 19, 2022.	Task 1.3 Steering Committee
6. Delivered Chapter 3: Natural Hazards and Community Resiliency to the Community Development Director by July 26, 2022.	Task 2.1: Draft Plan Elements
7. Delivered Chapter 4: Recreation and Tourism to the Community Development Director by July 26, 2022.	Task 2.1: Draft Plan Elements
8. Began mapping components of the Game Plan using updated GIS data provided by Palisade.	Task 2.1: Draft Plan Elements
9. Ordered project business cards in Spanish. Business cards were delivered on August 4, 2022.	Task 1.5: Community Engagement
10. Created community engagement door hangers and ordered them for delivery on August 18, 2022.	Task 1.5: Community Engagement

11. Delivered community comments received to date as an attachment to the August Steering Committee Project Summary.	Task 1.5: Community Engagement
12. Delivered Project Status Summary for the August 16, 2022, Steering Committee meeting by August 11, 2022.	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 July 19, 2022, to August 11, 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 invite 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.

### Community Engagement Activities:

Per the recommendation of the Steering Committee and Town staff, CPS attended the Spoke and Vine Monday locals’ night on August 8, 2022 and visited the Slice O Life Bakery on August 9, 2022. Approximately 35 people provided feedback on the comparison of the values game. CPS utilized the Values Game used at the June 12, 2022, Farmer’s Market event.

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.

Comparison	Jar	Gray Chip			Green Chip	
Comparison #1	Viewshed	30	124	25.31%	4	3.17%
	Agriculture	94			31	24.60%
Comparison #2	Affordable Housing	43	139	28.37%	6	4.76%
	Low-Density Residential	96			7	5.56%
Comparison #3	Year-Round Business	75	105	21.43%	14	11.11%
	Seasonal Tourism	30			6	4.76%
Comparison #4	Small Town Charm	93	122	24.90%	49	38.89%
	Sustainable Economy	29			9	7.14%
		<b>490</b>			<b>126</b>	

Some initial takeaways and observations from the values comparison game are:

1. When evaluating all eight values, 38.8% of participants place the highest value on Small Town Charm, and 24.6% place the highest value on preserving the agricultural lands in and around Palisade.
2. A large portion of participants valued low-density housing over affordable housing when compared to each other; however, both of these values were among the lowest when evaluated among all eight values.

**Next Engagement Opportunity:**

CPS and Town staff will hold a joint Open House with the Colorado Department of Transportation (CDOT) on August 25<sup>th</sup>. CDOT will be soliciting input on future improvements to Highway 6 and the Project Team thought it would be a great opportunity to also solicit feedback from the community on multimodal connections throughout Palisade.

CPS is transitioning from an open community engagement exercise such as the Values Game to focused engagement activities. Door hangers have been ordered to solicit additional input for people who have not been participating online. The door hangers have one side in Spanish and one side in English with a QR code linking to the project website. The door hangers will be distributed by Town staff.

# Question of the Week!

Palisade 2022 Game Plan

COMMUNITY PLANNING STRATEGIES JUN 16, 2022 03:04PM

## What makes Palisade special to you? (week 1)

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COMMUNITY PLANNING STRATEGIES 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.

ANONYMOUS JUL 18, 2022 03:51PM

**Small town feel, it's a great place to raise kids. I feel safe letting my kids ride bikes around town, to the pool and stay out until the street lights come on. Childhood lived outside on a warm summer day, just like it should be. Makes me nostalgic for times gone by, not in Palisade, parents have that for our children here.**

ANONYMOUS JUL 25, 2022 04:28PM

The small rural tourist flavor, where golf carts or scooters for old farts and bikes for kids is safe. The natural beauty,the bookcliffs, the parks, the river etc. Please don't allow high density housing ruin our town!

ANONYMOUS AUG 09, 2022 03:54PM

**The availability of produce!**

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

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COMMUNITY PLANNING STRATEGIES 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!

*YES! 100% agree with this. We have a street light right across from our house and it takes away from our enjoyment of sitting on our front porch at night. There is absolutely no reason for it to be pointing on the street and into my house. Not to mention it's an outdated HPS light which isn't the most energy efficient lighting technology anymore. 100% on board for becoming a Dark Sky community!!!* – ANONYMOUS

**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!!

*Without tourism income and without housing growth where do you propose the money will come from for infrastructure improvements? I suspect you are not for tax increases either?* – ANONYMOUS

**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.

**ANONYMOUS** JUL 18, 2022 03:51PM

I would like to see fewer large subdivisions.

**ANONYMOUS** JUL 18, 2022 03:51PM

## **New home construction, chain stores/restaurants, promotion of tourism in the "off" season, let the locals take a breath and enjoy quiet winters.**

**ANONYMOUS** JUL 25, 2022 04:28PM

Cut down on streetlights near Taylor Elementary - Its not Fort Nocks! Keep Orchards! - offer sellers to use land trust, not create KOA housing trailer parks

**ANONYMOUS** JUL 28, 2022 03:33PM

**Ok, I will just come out and say it... drunk people on bikes riding 3+ deep and swerving all over the place! Somebody is going to get ran over.**

**ANONYMOUS** JUL 28, 2022 03:33PM

**Promotion and marketing of Palisade. While we all enjoy the tax dollars we are also dealing with the ramifications of the recognition our town is receiving. Horrible traffic/parking issues, RUDE visitors, increased crime, etc. There has to be a balance.**

**ANONYMOUS** AUG 09, 2022 03:54PM

## **Marijuana dispensaries**

**ANONYMOUS** AUG 10, 2022 03:28PM

People moving to Palisade bringing with them the failing policies from where they just left!

**ANONYMOUS** AUG 10, 2022 03:28PM

Tourists

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

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**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.**

*Right! Not a million strangers struggling to push through the shoulder to shoulder crowds.* — ANONYMOUS

**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.

**ANONYMOUS** JUL 18, 2022 03:52PM

**I hope it has retained and even reclaimed some of it's "Mayberry" charm.**

**ANONYMOUS** JUL 25, 2022 04:28PM

**Don't lose our charming ' unique Town**

**ANONYMOUS** JUL 28, 2022 03:34PM

**I sure hope Palisade started investing in it's youth and celebrating it's senior population by offering Recreation programs to keep everyone engaged and active in the community!**

**ANONYMOUS** AUG 09, 2022 03:54PM

**Still quaint, full of orchards, small town feel**

**ANONYMOUS** AUG 10, 2022 03:28PM

**SMALL!!!**

**ANONYMOUS** AUG 10, 2022 03:28PM

**Mayberry**

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

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**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.**

*ST rentals needs more exploration and definition. Usually more construction goes hand in hand with rentals. What is the owner occupied timeframe requirement before something can turn rental?*

– ANONYMOUS

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.

ANONYMOUS JUL 25, 2022 04:28PM

## **Build a Waterpark near where the sewage ponds are after they are removed ; Repave our streets; Build homes that are not 5 feet apart**

ANONYMOUS JUL 27, 2022 07:15PM

### **Roads, sewage & over spending**

We have all this money & all these grants but little has been done. The roads are awful. The street sweeper continues to peel up the asphalt that's falling apart. Our timeline to improve our sewage is closing plus it stinks up our park & neighborhoods. We have more town staff with higher wages from just a few years ago but a lot less is being done around town. I believe we could be doing a lot better than what we have been getting.

ANONYMOUS JUL 28, 2022 03:34PM

### **Figuring out a balance between tourism/tourist's and retaining residents. Too many tourists in town being terrible visitors are going to make residents fed up and want to leave.**

ANONYMOUS JUL 28, 2022 03:34PM

### **Please remember that some of us actually live in town, having made conscious decision to do so many years ago. The last few years, it seems that the entire focus has been on more tourism: more people, more traffic, more live (loud) music, more alcohol, more festivals/events. Business owners have come here to plunder and maximize profits. They give nothing back to the town, yet their businesses have a huge negative impact upon actual residents. Drunks on rental bicycles, food trucks/trailers, and the proliferation of alcohol consumption has not had a positive impact upon those of us who actually live here.**

For the benefit of those of us who live in Palisade, it would be extremely beneficial if at least one of the three parks could be designated as requiring dogs be on a leash. It has become unsafe for senior citizens, walking small dogs on leashes, to use any of the three parks. Some of our neighbors now drive their dogs to Canyon View Park in GJ in order to be safe for their animals and avoid confrontation from the off-leash dog owners, many of them very aggressive, who insist they have a right to all three of the park areas. Residents are no longer the focus of the Town, it is all about

tourists, music, festivals, and alcohol consumption.

ANONYMOUS AUG 09, 2022 03:54PM

### **1. Growth related to housing prices; 2. Ensuring future viability of agriculture 3. Ensuring tourism is thriving but not taking over**

ANONYMOUS AUG 10, 2022 03:28PM

Only 2:

Infrastructure

Making sure us residents don't get run out of our own town, or become so forgotten we choose to leave. You're getting close Palisade!

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

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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.**

*Rent is out of control everywhere. So for Palisade's to go below market, it would have to be subsidized or controlled somehow. Which a slippery slope to bigger government and govt assisted.*  
— ANONYMOUS

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.

ANONYMOUS JUL 18, 2022 03:52PM

**Nope!**

ANONYMOUS JUL 18, 2022 03:52PM

No high-density housing of any kind! We are not a suburb of GJ. We are a stand-alone thriving small community consisting of primarily single family housing. IF more housing is proposed/planned it needs to be appropriate in size and style to the neighboring environment, matching the culture of the town -- i.e. smaller homes; no starter castles; no townhome style communities. Further, any new housing needs to meet green building standards.

ANONYMOUS JUL 25, 2022 04:28PM

**Fix up run down houses that already exist**

ANONYMOUS AUG 09, 2022 03:54PM

**Maybe some, but not a lot - Palisade is unique because of it's smaller size.**

ANONYMOUS AUG 10, 2022 03:28PM

NONE!!! Most of us who have bought homes in Palisade have done so BECAUSE Palisade is a small community!

**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)**

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ANONYMOUS JUL 13, 2022 02:53PM

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

*They need to make \$ in order to be staffed and pay utilities and rent/mortgage to be open. Which isn't sustainable year-round. Especially if the townspeople don't want more tourism (those people shop) nor more residents. Current residents need to shop small and be willing to curb trips to GJ and online shopping. This is a complex issue.* — ANONYMOUS

*I would absolutely shop and dine out more in Palisade if there were decent shopping and dining available. Most of the retail space available in our very limited downtown area is occupied by business offices and quite frankly it shameful. Those spaces should be reserved for retail and dining only.* — ANONYMOUS

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 business start-ups to stay here.

**ANONYMOUS** JUL 13, 2022 02:53PM

Paddleboarding at Riverbend.

**ANONYMOUS** JUL 25, 2022 04:28PM

**NO!**

**ANONYMOUS** JUL 25, 2022 04:28PM

Yes a few....For restaurants, we've lost the "locals" café now that Fidel's has focused its marketing and menu to tourists. The "greasy spoon" kind of place you find in most small towns in America where locals meet and talk and have an affordable and standard breakfast and lunch items without TV. Thank goodness for Slice O! Other retail could perhaps be a locally owned bookstore specializing in local recreational books/maps -- could also host readings. Perhaps a gourmet foods shop that has an olive/cheese/cracker selection where locals can shop for fresh items (not available at FFT) and visitors can build a box lunch for their day's adventure. I miss the kind of gift shop like Lupita's (housed in the bank building a few years back) with some smaller, unique home furnishings, cards and gift items.

*I miss Lupita's Bizarre Bazaar too!!!* – ANONYMOUS

**ANONYMOUS** JUL 27, 2022 07:15PM

**Clean kitchen**

No one asked for a clinic. But a lot of people wanted a small business incubator type place. Where they could rent space with a clean kitchen to make all kinds of items. Palisade is a blue collar community & the town doesn't support us. Instead they focus all their efforts into tourist. But if it wasn't for the local crafts, amazing fruits & vegetables & adult establishments the tourists would move on. Let's find ways to support & encourage our diverse community instead of finding new commercial businesses.

**ANONYMOUS** JUL 27, 2022 07:15PM

**Clean kitchen**

No one asked for a clinic. But a lot of people asked for a small business incubator type place. Where they could rent space to make all kinds of products in a clean kitchen. It would be nice to support the business we already have instead of finding new commercial businesses. The tourists love the unique crafts, amazing food & adult establishments. They want local, fresh, handmade items it's what makes Palisade so special. Why not have better support systems during the winter? Quality is what we should be striving for the Town of Palisade.

**ANONYMOUS** AUG 09, 2022 03:54PM

**Sure, year-round restaurants would be great, and honestly more establishments that serve food in general (they don't have to be chains, local is great). I think there's too much alcoholic establishments and too few food establishments.**

**ANONYMOUS** AUG 10, 2022 03:28PM

This is kind of a laughable situation in Palisade. We market the hell out of it to get people to visit and then have little to no options for dining, lodging and shopping. Seem's a\$\$ backwards to me.

**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)**

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**ANONYMOUS** JUL 18, 2022 03:53PM

Keep the expansion limited. Be mindful of the views and also night light-pollution.

**ANONYMOUS** JUL 18, 2022 03:53PM

We cannot infringe on the views that make Palisade so amazing. The tourists are here because of the small town atmosphere. Agriculture wine and the views. They want to escape the city, Unless tourism is not driving the economy here?

**ANONYMOUS** JUL 18, 2022 03:53PM

**Neither!**

**ANONYMOUS** JUL 18, 2022 03:53PM

**If we are more selective about what occupies the spaces we currently have, neither of these options will be necessary.**

**ANONYMOUS** JUL 18, 2022 03:53PM

Certain areas are currently an eyesore. Perhaps start with raising standards of maintenance. Maybe limited shorter multi-housing by the interstate where views won't be compromised. Set limits on orchard development and developers must fund some green

space/town beautification. But we know developers will pass that expense on to buyers, which will continue the home price increase.

**ANONYMOUS** JUL 18, 2022 03:53PM

## Growth

Keep the growth Further out from our town please! Keep the Palisade corridor open land with orchards and vineyards. Put growth east towards Clifton!!

**ANONYMOUS** JUL 21, 2022 04:19PM

Could there be a growth plan from this process that makes this question unnecessary? Let's instead improve the management and development of those already targeted zoned areas and existing commercial areas. Use the elements of this new plan to manage those very areas first. No tall structures ever please! Maintaining the view corridors is essential to the culture and integrity of our small community. Would instead encourage the purchase the development rights of any properties east of town to come up for sale to extend our green belt between Clifton and Palisade.

**ANONYMOUS** JUL 25, 2022 04:28PM

## KEEP AS IS

**ANONYMOUS** JUL 27, 2022 07:15PM

## Don't ruin the views

Our views make Palisade special. Offering a sweet deal to one lady to remove our only public restroom to put in a several story hotel while tax payers pay for parking along the train tracks shows how our current town administrator runs a buddy system and doesn't follow the current codes. The town attorney insures the town administrator gets what she wants. I miss the days when the former town attorney represented the citizens & safe guarded the town so we were not in so many lawsuits.

**ANONYMOUS** JUL 28, 2022 03:34PM

**Stop trying to "expand" Palisade! No one wants that, we all moved here because it's a small Town. If we wanted to live somewhere larger we would have bought homes in GJ!!!**

## What is your favorite natural amenity in Palisade? Why? (week 8)

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**ANONYMOUS** JUL 21, 2022 04:19PM

The Rim Trail and Riverbend Park are both stunning places to spend time.

**ANONYMOUS** JUL 25, 2022 04:29PM

## River, Mesa , Orchards

**ANONYMOUS** JUL 25, 2022 04:29PM

We love the Palisade Rim Trail, views of the orchards, vineyards, Bookcliffs, Grand Mesa, and even views of the Monument off in the distance. There could be a more extensive hiking trail along the river without a negative impact.

**ANONYMOUS** JUL 25, 2022 04:29PM

Riverbend Park. It's the "gold mine" of our community. Accessible, partially developed to meet many recreational needs. It is treasured by our town residents and treated respectfully in keeping it clean. For many, it is the social center of Palisade. Leave the west end undeveloped and rough. Proceed with caution on any more development and more festivals/events please.

**ANONYMOUS** JUL 27, 2022 07:15PM

## Riverbend Park

What a great park. The only thing that needs improvement is the west end. It was suggested years ago to preserve the old pads that once had the picker homes. Instead the trees & weeds continue to degrade our historical site. It's completely neglected. There is one sign that talks about the history. We say we want to preserve the agricultural history & this would be the perfect place to do that. One picker home would be a great addition! Please don't let it continue to fall apart. It's part of our history!

*It would be so cool if the historical society and the town were able to turn that area into an educational spot with recreated homes! I've seen similar setups in Breckenridge, Frisco, and Delta at Fort Uncompahgre. – ANONYMOUS*

**ANONYMOUS** JUL 28, 2022 03:34PM

**River Bend Park. Sure would be nice to add a swim area and swim beach now that a lot of the Tamrisk has been cleared.**

*Ability to paddleboard on the pond would also be awesome! – ANONYMOUS*

*Agreed 100% – ANONYMOUS*

**ANONYMOUS** JUL 28, 2022 03:34PM

**Our world class drinking water!**

**ANONYMOUS** AUG 08, 2022 03:43PM

Hard to beat Riverbend Park

ANONYMOUS AUG 09, 2022 03:54PM

**The views of Mt. Garfield and the Mesa (oh and the National Monument actually)**

ANONYMOUS AUG 10, 2022 03:28PM

Water

**What is your preferred park in Palisade and how do you use it? (week 9)**

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ANONYMOUS JUL 27, 2022 07:16PM

**I like the playgrounds at Peachbowl Park for my small children and I like Riverbend for taking walks. The only park we generally don't utilize is the one by the skate park because of the older children and sometimes adults who are around. They are not always kind to me or my children and my kids are often uncomfortable there.**

ANONYMOUS JUL 28, 2022 03:34PM

**Riverbend. River access, walking trail, picnics, fishing.**

ANONYMOUS JUL 28, 2022 03:34PM

**A thought about Peachbowl Park...what a waste! Thos park is a wonderful space but is grossly underutilized because no one seems to care for it. The baseball park is in shambles which is a shame! Kids should be able to use the space for a pick-up game of baseball, the volleyball pits are full of weeds and cat poop, the play grounds are tiny, the open space isn't used or marketed at all. There could be so much more happening there!**

ANONYMOUS JUL 28, 2022 03:34PM

**RIVERBEND**

Great park with lots of activities. Could use some shade for parents watching children at the playground.

ANONYMOUS JUL 28, 2022 03:34PM

Riverbend Park - we walk there

ANONYMOUS AUG 01, 2022 03:46PM

**All three. We love Riverbend for it's size and trees. We homeschool, walk, bike and play there. My kids love running around at the playgrounds at peachbowl after swimming. And my son loves the skate park, he wants to go constantly.**

ANONYMOUS AUG 01, 2022 03:46PM

Riverbend. It's my sanctuary. I'm a 20 year resident and I use it all year-round. Dog walking, picnicking, quiet walks, meditation, socialization, bird watching, rafting, bicycling, and walking in sun/rain/snow. Hope to take up disc golf soon too!

*Riverbend Park for dog walking and various events and festivals.*

— ANONYMOUS

ANONYMOUS AUG 08, 2022 03:43PM

We love to walk and bike through Riverbend Park. The zipline at the playground there is great for kids as well. Peach Bowl Park has so much potential but needs to have some money invested into it to clean it up and the pool really needs to be expanded for how many people use it on all the hot summer days we have.

ANONYMOUS AUG 09, 2022 03:55PM

**Veteran's Park - my church meets there! I would use River Bend substantially more if I could do it as a running loop - I avoid it now because if you run it towards Clifton it just dumps you out on G road, where traffic is going 55 miles per hour.**

ANONYMOUS AUG 10, 2022 03:27PM

Veterans Park is beautiful and right in the middle of Town. It would be great if we could fix up the crumbling Community Center and have more community events there.

ANONYMOUS AUG 10, 2022 03:27PM

Why is all the grass at Peachbowl Park dead or dying? I know water is scarce but it seems like we could cut back somewhere else and keep our park facilities looking attractive. If not, could we instead invest in some Zeroscaping?

**ANONYMOUS** AUG 10, 2022 03:27PM

I love all the parks in Palisade. Please keep the homeless from inhabiting them like in GJ so we can continue to enjoy them!

**ANONYMOUS** AUG 11, 2022 05:18PM

**The bmx park is also wonderful but needs shade and potable water.**

## **What is your ideal recreational activity in Palisade? (week 10)**

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**ANONYMOUS** AUG 08, 2022 03:43PM

Biking around Town, though Riverbend Park, swimming at Peach Park, and paddleboarding.

**ANONYMOUS** AUG 08, 2022 08:27PM

We love to walk around town after dinner. It will be even easier to do this when the sidewalk project is complete!

**ANONYMOUS** AUG 08, 2022 08:27PM

We love to ride our bikes along the Scenic Fruit & Wine Byway, and around town. We would like to ride our bikes to the Palisade Rim Trail, too, but River Road doesn't have very wide shoulders. Would it be possible to widen the shoulders along River Road, Hwy 6 (and the roads that zigzag through the vineyards and orchards) to better accommodate cyclists & allow drivers a comfortable distance from them?

**ANONYMOUS** AUG 09, 2022 03:55PM

**Running! Second - paddleboarding!**

**ANONYMOUS** AUG 10, 2022 03:27PM

Wish I didn't have to drive so far for my kids to participate in organized sports!

**ANONYMOUS** AUG 10, 2022 03:27PM

Wish we could paddleboard on the ponds

**ANONYMOUS** AUG 10, 2022 03:27PM

the "ideal" recreation in Palisade would be any sort of recreation in Palisade that is geared towards residents rather than visitors, ie: Plunge, Hiking Trails, Wine Tours, River Floating. All great activities no doubt, but if we could have something, anything, more resident focused it would be appreciated.

## **How do you get where you need to go in Palisade? Does it work for you? (week 11)**

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**ANONYMOUS** AUG 11, 2022 05:19PM

I walk to do all my errands in Downtown Palisade, eat at the restaurants, and walk around after dinner, and once the sidewalk project is done, that will be much easier. My husband likes to ride his bike, but the lack of shoulders on Highway 6 and River Road, etc, make that a little more complicated. For trips out to the south side of town, we usually drive. Wider shoulders for pedestrians and cyclists would make our job as drivers easier, too.

**ANONYMOUS** AUG 11, 2022 05:19PM

Mostly biking and walking and usually with my kiddo. It works for us, but it can be a bit scary since we lack sidewalks and there aren't really any dedicated bike lanes.

**ANONYMOUS** AUG 11, 2022 05:19PM

**Biking, walking, driving.**

Biking, walking, driving. Would like to see speed limits lowered and noise enforcement along front street, along with more pedestrian crossings. From the High School to Ace should be 25mph with nice bike lanes given the amount of kids and pedestrians in the area. Speed should also be lowered near the rim trail, lots of pedestrians, families, and cyclists and vehicles doing 60+ right next to them

**ANONYMOUS** AUG 11, 2022 05:19PM

**Golf cart and YES!!! We absolutely love that we can drive our golf cart in Palisade.**

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<i>Timestamp</i>	<i>Your Name</i>	<i>What interests you the most about the 2022 Game Plan?</i>	<i>What would a perfect day in Palisade look like to you?</i>	<i>How did you hear about the 2022 Game Plan?</i>
7/16/2022 13:40:20	Bill Hoffmann	Everything.	I'll answer later.	Town Email
7/16/2022 19:54:39	Emily sanders	Being able to have a voice about the future of the community	Bike ride through the orchards for wine tasting, farm tours and then dinner downtown.	Facebook
7/17/2022 9:47:37	Winslow Robertson	parks and recreation in the area	Surfing a sweet wave on the river in my kayak, then riding to the brewery after eating a few tacos at one of the food trucks	Town Email
7/18/2022 17:33:42	Michelle Walker	An thoughtful update, without destroying the work done in 2007	Calm traffic on Elberta, a safe walk down and across 1st street to downtown, having a reasonable meal at a cafe with reliable hours, not having to constantly worry about town leaders ruining our Palisade	planning commission
7/21/2022 14:06:15	Gail Evans	That it does keeps Palisade from becoming an investors heaven, limit to rentals, short term, and more...not a commercial venue, or over-developed instead of a great place to reside.	The quiet, slow pace with attendant activities for outdoor adventures as it is currently framed. People who live here and care, get involved...not those who just want to commercialize and destroy what draws people here. The horse drawn, the peddlecabs, people strolling, bicycles, etc. A nice park and rec Center on Elberta on lot by bank...dreaming I know....	Town meetings and email
7/26/2022 15:53:35	Bill Binnian	Keeping up to date with technology, opportunity to repair needed streets, and developing better access to Riverbend Park	Enjoying fruit tree blossoms in the spring	Guest Lecture at Rotary Club
7/26/2022 16:02:28	Bill Binnian	Keeping up to date with technology, opportunity to repair needed streets, and developing better access to Riverbend Park	Enjoying fruit tree blossoms in the spring	Guest Lecture at Rotary Club
7/26/2022 16:03:33	Bill Binnian	Keeping up to date with technology, opportunity to repair needed streets, and developing better access to Riverbend Park	Enjoying fruit tree blossoms in the spring	Guest Lecture at Rotary Club
7/29/2022 20:27:31	Winslow Robertson	Provide input to prepare the TOP for the next 20 years	To see a community of young, vibrant people raising families like I was able to do.	Planning Dept. email
8/3/2022 21:26:50	Sandie Cooper	Input provided by community members will be heard and considered in the plan as it moves forward.	Waking up to the sound of ag workers in the orchards, going for a walk with my dog in the park and enjoying a drink or meal at one of the local restaurants.	Friend
8/5/2022 20:11:33	JJ Weis	I grew up in Palisade and I would like to be a part of its future.	I'm living it	Adam McEvoy

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?
8/8/2022 15:34:21	Bill Hoffmann	It is a way to create a current vision about Palisade today and in the future.	To walk to errands around town.	Town Email
8/9/2022 13:40:21	Dave Smith	The future of recreation opportunities	Wake up and go to a state of the art Rec Center at Peach Bowl park and get in a workout and go for a swim. Go to downtown for a breakfast. Check out some wineries. Afternoon Float from Rim trail to new boat ramp at Highway 6 bridge or Riverbend. Apres on a roof top cafe enjoying views of the grand mess and Mt. Garfield	Town meeting
8/9/2022 17:50:32	Christine Moore	The desire to keep our community robust with agriculture while continuing to keep the density low allowing for everything most of us live here gor to remain appealing.	Being able to walk outdoors and see the vistas and safely walk my dog. Following to attend yoga in the park and then visit a local orchard to get my fresh food.	Facebook
8/10/2022 12:00:05	Jo Ann Turner	Keeping the small town feel of Palisade.	Taking a walk around Palisade, going through a few stores, grabbing something to eat or drink in Palisade, socializing with people.	Since we have no local newspaper anymore, and I'm not on the crazy social media, my daughter told me about it.
8/10/2022 15:45:38	Scott Holzschuh	Seeing an economic and socially smart plan to allow for growth while protecting quality of life issues.	As a retired entrepreneur my days allow flexibility to create and recreate at my own pace. Living in 81506 buffer zone I have abundant opportunities each day to make an impact on our land and in the lives of friends and family.	Brian
8/10/2022 16:16:01	Gin Phillips	I'm not sure I fully understand what kind of feedback the project team wants, but in terms of land use, I'd like to see more conservation efforts of agriculture and open-space in place and less building congestion. In terms of other elements of the plan, I'd like to see more sidewalks throughout town with handicap accessibility, bike lanes (This town thrives on people getting around on bikes, both the local and tourist community. We need safe bike routes throughout town.), a recreation center, mountain biking trails, parks, water conservation measures (i.e., requiring residents to remove grass - at least in front yards - and replace with xeriscaping), working on becoming a Dark Sky community, etc...	Having breakfast at a local restaurant with my family, then going for a mtb ride followed by a town float on the glorious Colorado River with a pit stop at Clark & Co's Distillery, and finishing the day with food and drinks at Peach Street Distillery.	Facebook