



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

December 06, 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**
 - A. TOWN OFFICES WILL BE CLOSED** Friday, December 23, 2022, Monday, December 26, 2022, and Monday, January 2, 2023, for the holidays.
 - B. The DECEMBER RECREATION CALENDAR** is included in this packet.
- VI. APPROVAL OF MINUTES**
 - A. Minutes from October 18, 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.

 - A. PUBLIC COMMENT REMINDER:**

All emails are to be sent to the Community Development Director at brusche@townofpalisade.org. Emails for public comment on a specific agenda item received prior to the day packets are published will be included with the staff report. Emails received after the packets are posted will be forwarded to the Planning Commission. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in-person at the meeting and make said statements to the Commission directly.
- VIII. PUBLIC HEARING**

The following items will be presented before the Planning Commission of the Town of Palisade for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Board of Trustees of the Town of Palisade. For those items for which the Planning Commission retains Decision Maker status, they will weigh the options and cast a vote.

A. PRO 2022-17 – BUILDING HEIGHT MEASUREMENT TEXT AMENDMENT

The Planning Commission will consider a text amendment to Section 5.06.c – Building Height.

The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.

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

IX. UPDATE ON THE PALISADE GAME PLAN (Comprehensive Plan update)

From Community Planning Strategies (CPS)

www.PalisadeGamePlan.com

X. FUTURE AGENDA ITEMS / CURRENT PLANNING TOPICS

XI. ADJOURNMENT



Recreation Calendar Town of Palisade

December 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	1 Community Center CLOSED: OFC 12 pm Pickle Ball Wanda & Pete @ P.B. 970-216-6559	2 Community Center CLOSED: OFC 12 pm Pickle Ball Wanda & Pete @ P.B.	3 Community Center CLOSED: OFC 12 pm Pickle Ball Wanda & Pete @ P.B.
4 Community Center CLOSED: OFC	5 Community Center CLOSED: OFC 12 pm Pickle Ball Wanda & Pete @ P.B.	6 Community Center CLOSED: OFC 12 pm Pickle Ball Wanda & Pete @ P.B.	7 Community Center CLOSED: OFC 12 pm Pickle Ball Wanda & Pete @ P.B.	8 12 pm Pickle Ball Wanda & Pete @ P.B. 4 pm - Judo Nick Philliou @ C.C. 551-486-7750	9 12 pm Pickle Ball Wanda & Pete @ P.B.	10 12 pm Pickle Ball Wanda & Pete @ P.B.
11	12 830 am - Gentle Yoga Christine @ C.C. 12 pm Pickle Ball Wanda & Pete @ P.B. 5 pm - Yoga Sandy Theis @ C.C.	13 12 pm Pickle Ball Wanda & Pete @ P.B. 4 pm - Judo Nick @ C.C.	14 830 am - Gentle Yoga Christine @ C.C. 12 pm Pickle Ball Wanda & Pete @ P.B. 1 pm - Lunch Crunch Seraphina @ C.C.	15 12 pm Pickle Ball Wanda & Pete @ P.B. 4 pm - Judo Nick @ C.C.	16 12 pm Pickle Ball Wanda & Pete @ P.B.	17 12 pm Pickle Ball Wanda & Pete @ P.B.
18	19 830 am - Gentle Yoga Christine @ C.C. 12 pm Pickle Ball Wanda & Pete @ P.B. 5 pm - Yoga Sandy Theis @ C.C.	20 12 pm Pickle Ball Wanda & Pete @ P.B. 4 pm - Judo Nick @ C.C.	21 830 am - Gentle Yoga Christine @ C.C. 12 pm Pickle Ball Wanda & Pete @ P.B. 1 pm - Lunch Crunch Seraphina @ C.C.	22 12 pm Pickle Ball Wanda & Pete @ P.B. 4 pm - Judo Nick @ C.C.	23 12 pm Pickle Ball Wanda & Pete @ P.B.	24 12 pm Pickle Ball Wanda & Pete @ P.B.
25	26 830 am - Gentle Yoga Christine @ C.C. 12 pm Pickle Ball Wanda & Pete @ P.B. 5 pm - Yoga Sandy Theis @ C.C.	27 12 pm Pickle Ball Wanda & Pete @ P.B. 4pm - Judo Nick @ C.C.	28 830 am - Gentle Yoga Christine @ C.C. 12 pm Pickle Ball Wanda & Pete @ P.B. 1 pm - Lunch Crunch Seraphina @ C.C.	29 12 pm Pickle Ball Wanda & Pete @ P.B. 4 pm - Judo Nick @ C.C.	30 12 pm Pickle Ball Wanda & Pete @ P.B.	31 12 pm Pickle Ball Wanda & Pete @ P.B.



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
October 18, 2022**

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

AGENDA ADOPTION

Motion #1 by Vice Chair Ruzin, seconded by Commissioner Parker to approve the agenda as presented.

No roll call vote was requested

Motion carried unanimously

ANNOUNCEMENTS

Community Development Director Brian Rusche announced Leaf Pick-up begins Monday, October 24, 2022, and will run through the first week of December, weather permitting. He continued with Town Clean-up Day is Saturday, October 29, 2022, from 8:00 am – 12:00 pm or until the dumpsters are full and Trick or Treat Street is Monday October 31, 2022, from 3:00 pm – 6:00 pm on 3rd and Main Streets.

APPROVAL OF MINUTES

Motion #2 by Commissioner Bosch seconded by Commissioner Seymour, to approve the Minutes from the September 20, 2022 Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested

Motion carried unanimously

PUBLIC COMMENT

None was offered.

UPDATE ON THE PALISADE GAME PLAN/COMPREHENSIVE PLAN UPDATE

Kris Valdez of Community Planning Strategies launched a presentation of the Town of Palisade 2022 Game Plan and delivered the Project Status Summary to the Steering Committee. The Steering Committee was invited to have an interactive session with the Future Land Use Map.

FUTURE AGENDA ITEMS

The next Planning Commission Meeting is scheduled for December 6, 2022. Community Development Director Rusche does not have any hearings scheduled at this point. He also announced one vacant seat on the Planning Commission, therefore all interested candidates should contact him by sending an email

to brusche@townofpalisade.org. Director Rusche also announced that CDOT would be holding an Open house on December 15, 2022, at the Veterans Community Center.

ADJOURNMENT

Motion #3 to adjourn by Vice Chair Ruzin, seconded by Commissioner Parker at 7:36 p.m.

Motion carried unanimously

X

Amy Gekas
Planning Commission Chairperson

X

Shelley Kopasz
Administrative Assistant

PRO 2022-17, TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE

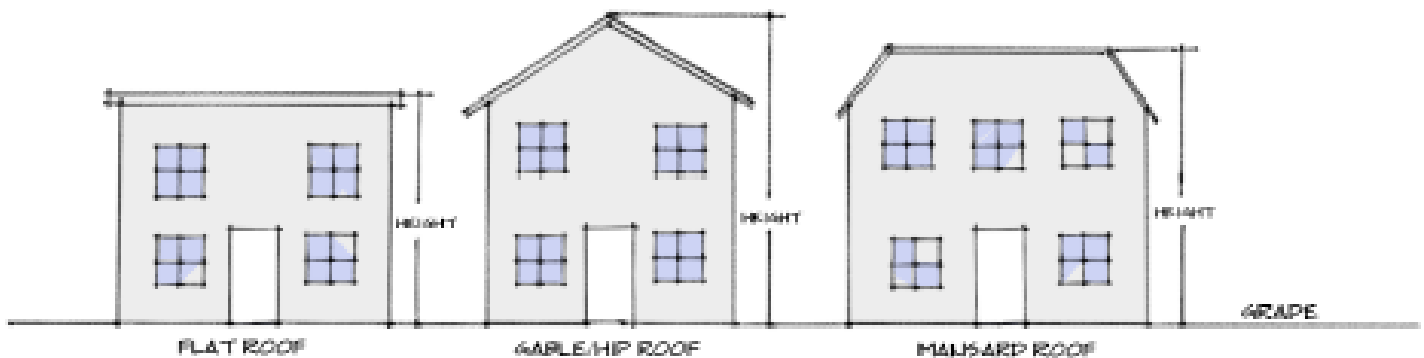
Section 5.06.C – Building Height Measurement

SUMMARY

The Town of Palisade has a variety of building types and styles, from historic downtown commercial buildings and large warehouses adjacent to the railroad, large homes tucked into orchard tracts and historic residential blocks as well as modern residential subdivisions. The majority of residential buildings have some type of pitched roof, consistent with historic architectural styles and accounting for our four-season climate.

The variety of architectural styles, from Victorian to Modern, create different roof patterns and variety throughout the Town. Renovations and new construction, particularly of accessory structures, add to the variety. Architects are able to create structures that compliment neighboring structures while providing modern amenities. However, one challenge that has been encountered is the way building height is measured.

Building height (Section 5.06.C of the Land Development Code) is measured from the lowest finished grade to the top of the highest roof beam or the peak of a gable, hip or pitched roof, as shown in the exhibit below:



Another way to measure the height of a gable or hip roof is the average height between the eaves and the ridge line. This method is used in unincorporated Mesa County, which includes areas adjacent to the Town of Palisade, as shown in the exhibit below:



Community Development has received inquiries about how building height is measured and have encountered designs that necessitate a variance if the current standard is applied, but would meet the height limitations if the Mesa County standard were applied. This is due primarily to interior ceiling height requirements under current building regulations. Many older structures with similar roof styles have low ceiling height that would not meet today's standards.

Staff is proposing to adopt a standard that would use average height between the eaves and the ridge line for various types of pitched roofs. This would allow some flexibility to design structures that complement the existing neighborhoods and architectural styles while meeting the needs of modern residential design.

LAND DEVELOPMENT CODE

The following amendment is proposed to this section, with words changes highlighted in **RED/BOLD TEXT with new additions underlined and removals in strikethrough.**

Section 5.06 Measurements and Exceptions

C. Building Height

Height shall be determined by the vertical distance in feet between the lowest finished grade (including finished grade of a basement with direct, at-grade walk-out access) to the top of the highest roof beam on a flat, shed or mansard roof or the ~~peak~~ **average height between the eaves and ridge line** of a gable, hip or pitched roof.

Section 4.01.E., Text Amendment Approval Criteria

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

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

The proposed text amendment is consistent with the remainder of the LDC, as it does not change the residential design standard that favors pitched roofs nor does it change the maximum height in any zone.

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

The proposed text amendment would not affect the public health, safety or general welfare as all new buildings and renovations of existing buildings would still need to meet the standards of the building code.

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

Architectural styles change over time and the goal is to create standards that encourage new construction to complement historic styles, while it is still necessary to design to modern codes.

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

The proposed text amendment does not go against any state or federal statutes or case law.

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

The Town is currently updating the Comprehensive Plan. This amendment would not materially affect that project.

RECOMMENDATION

The Planning Commission is asked to review the proposed text amendment to the LDC and make a recommendation, based on the above approval criteria, to the Board of Trustees. The Commission may revise or amend the proposed changes for consideration by the Board of Trustees, who will conduct a public hearing on the proposed changes.

Town of Palisade

2022 Game Plan

December 6, 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:

Below is the list of tasks completed since **October 18, 2022**, when the last Project Status Summary was provided. The table also identifies what section of the project proposal the task relates to.

Task Description	Task Number in the Project Management Strategy
1. Posted the Week 20 community question on the website.	Task 1.5: Community Engagement
2. Updated and created all the maps for the Game Plan.	Task 2.1: Draft Plan Elements
3. Updated Chapters 1 to 5 based on comments from the Steering Committee and Stakeholder groups.	Task 1.3 Steering Committee
4. Posted the Week 21 community question on the website.	Task 1.5: Community Engagement
5. Delivered Chapters 1 through 5 with maps for the Steering Committee meeting on October 18, 2022.	Task 2.1: Draft Plan Elements
6. Delivered Project Summary and attachments for the Steering Committee meeting on October 18, 2022.	Task 1.3 Steering Committee
7. Presented the project update and land use maps at the Steering Committee meeting on October 18, 2022.	Task 1.3 Steering Committee
8. Posted the Week 22 community question on the website.	Task 1.5: Community Engagement
9. Created the community engagement website for feedback on Chapters 1 through 5.	Task 3.1: Public Draft
10. Loaded Chapters 1 through 5 on the community engagement website on October 26, 2022.	Task 2.1: Draft Plan Elements

11. Sent email on October 27, 2022, announcing the text ready for review to the email list provided by the Game Plan website.	Task 3.1: Public Draft
12. Posted the Week 23 community question on the website.	Task 1.5: Community Engagement
13. Pulled the community engagement website down and removed the links to the community engagement website from the Game Plan website on October 28, 2022.	Task 3.1: Public Draft
14. Met with Palisade staff on November 2, 2022, to discuss changes to Chapters 1 through 5.	Task 3.1: Public Draft
15. Sent email on November 10, 2022, announcing the text ready for review to the email list provided by the Game Plan website.	Task 3.1: Public Draft
16. Posted the Week 24 community question on the website.	Task 1.5: Community Engagement
17. Met with Palisade staff on November 10, 2022, to discuss mapping.	Task 3.1: Public Draft
18. Updated maps based on input from the meeting on November 10, 2022.	Task 3.1: Public Draft
19. Continued to work with Palisade staff to modify the Game Plan and get the public draft back on the website.	Task 3.1: Public Draft
20. Continued to revise Chapters 1 through 5 based on Palisade staff comments.	Task 3.1: Public Draft
21. Posted the Week 25 community question on the website.	Task 1.5: Community Engagement
22. Continued drafting Chapter 6, Capital Projects.	Task 3.1: Public Draft
23. Posted the Week 26 community question on the website.	Task 1.5: Community Engagement
24. Posted Week 27 community question on the website.	Task 1.5: Community Engagement
25. Delivered revised Chapters 1 through 5 on December 1, 2022.	Task 3.1: Public Draft
26. Delivered Chapter 6, Capital Projects, on December 1, 2022.	Task 3.1: Public Draft

Summary of Completed Community Engagement to Date:

The [2022 Game Plan website](#) continues to be updated with the community question of the week. Interaction on the website has slowed down in the last couple of weeks. No comments were provided by the community for weeks 22, 25, 26, and 27. All the comments received from the community are attached to this project summary.

Game Plan Edits:

Chapters 1 through 5 were taken down from the [community engagement website](#) to allow for further edits of those chapters. Participants on the email list for the Game Plan were alerted about the chapters being taken down for further edits. The goal is to have Chapters 1 through 5 available for [comment](#) once the Steering Committee and Palisade staff have reviewed and agreed with the changes.

Title	Question of the Week!			
Description	Palisade 2022 Game Plan			
URL	https://padlet.com/jdlubac/sjkvsrzaj7kzcd21			
Builder	Community Planning Strategies (jdlubac)			
Created At	2022-06-16 15:04:14 UTC			
Subject	Body	Author	Created	Updated
What makes Palisade special to you? (week 1)				
	<p>Palisade is special due to the small town quaintness, friendliness, low traffic and laid back atmosphere.</p> <p>It is in contrast to towns that push for growth where I have lived and then the amount of cars on the road increases, people get stressed, and the friendliness goes down, the charm goes away. I appreciate Palisade for exactly the way it is. It's very pleasant living in a town that puts quality of life for its residents first.</p>	Anonymous	2022-11-17 19:54:53 UTC	2022-11-28 16:34:21 UTC
The majority of people are very friendly and open to some growth and change.		Anonymous	2022-11-16 15:27:33	2022-11-28 16:34:21
Small town friendliness and safety.		Anonymous	2022-10-26	2022-10-28
What would you like to see less of in Palisade? (week 2)				

	<p>What is "smart" growth??</p> <p>Who decides "smart" growth.</p> <p>I bought a home here because I liked Palisade the way it is. Am I in the wrong because I don't want to see a bunch of developers come in and change the way Palisade is so they can make \$\$.</p> <p>They don't care that each dwelling they build and sell here will put at least 2 more cars on the streets and eventually necessitate street lights, more people everywhere which lowers quality of life.</p> <p>If business people want more business, maybe they should be in a larger town. I resent the fact of new people moving to Palisade, buying a business here, then demanding that the city of Palisade needs to bring in more tourists or more residents. They knew when they bought their business here what the deal was. Why does Palisade have to change? I don't think change is always best.</p> <p>Palisade is unique in this country and we should keep it unique. If some don't like that attitude, maybe Palisade is not the right place for them. Grand Junction is growing as well as Montrose. I love my life here in Palisade and I've lived in some big cities. But I didn't move here with a mindset to make Palisade into where I came from. If people who want growth and change in Palisade would ask themselves why they don't feel welcome here, they might find that some don't appreciate their attitude. What are their motives?</p>	Anonymous	2022-11-17 20:13:54 UTC	2022-11-28 16:34:28 UTC
Housing development		Anonymous	2022-11-16	2022-11-28
Pandering to tourists who make life difficult for residents. A restaurant that focuses on feeding local people with local food, where a taco is affordable for the average family, and the major focus isn't on alcohol. Palisade has become a spectacle of inebriation that isn't comfortable for enjoying lunch or dinner with my family of friends.		Anonymous	2022-11-07 22:52:45 UTC	2022-11-28 16:34:30 UTC

NO MORE FESTIVALS! Limiting the number of tickets available to the existing festivals. Every time the attendance increases those of us living here bear the brunt of additional traffic, congestion, noise, litter, and the rude abuse of the drunks.		Anonymous	2022-11-07 22:12:08 UTC	2022-11-28 16:34:31 UTC
Resistance to any and all growth. Some smart growth is important to the vitality of a community.		Anonymous	2022-10-26 22:08:23	2022-10-28 16:09:39
If you sent a postcard to your future self, what do you hope Palisade is like in the future? (week 3)				
I would hope Palisade stays as it is and keeps it's charm. I'd like to see the original older houses continue to get repaired and the town to maintain as it is, keeping its famous charm.		Anonymous	2022-11-17 20:18:48 UTC	2022-11-28 16:34:37 UTC
Thriving orchards and vineyards. More conservation easements as buffer against too much growth and development. Broader, more diverse downtown with shopping and restaurants. Riverbend more safe with better river access and river bank asthetics.		Anonymous	2022-11-16 15:45:17 UTC	2022-11-28 16:34:38 UTC
Which are the three most important issues for you and for Palisade right now? (week 4)				
River access and bank asthetics at Riverbend, remove concrete and thin trees to allow more benches. Safer, bike lanes on busier roads like North River and US 6. Healthy plan for growth to allow new businesses that make sense and enhance our small town.		Anonymous	2022-11-16 15:49:38 UTC	2022-11-28 16:34:41 UTC

A permanent stage/band shelter at Riverbend.		Anonymous	2022-11-09	2022-11-28
Renovate the downtown public restroom. That building used to be so cool when it was the glass blowing shop. Can we uncover that treasure and make a nice restroom?		Anonymous	2022-11-09 21:14:31 UTC	2022-11-28 16:34:46 UTC
1. A full-time (24 hour) police department. 2. A full-time fire department. 3. 24 hour ambulance service with paramedic on-duty.		Anonymous	2022-11-07 22:46:50 UTC	2022-11-28 16:34:48 UTC
1. Lack of enforcement of traffic laws, especially on the weekends. That includes vehicle traffic and bicycle traffic. 2. An excess of intoxicated tourists, especially those on bicycles who seem to think that they own the roads. 3. Trying to balance residential growth with business growth.		Anonymous	2022-11-07 22:15:47 UTC	2022-11-28 16:34:50 UTC
It would be great to see housing opportunities along with commercial development. Second story housing above small businesses would be wonderful. Some housing density would help resolve the lack of affordable homes, however, it must have adequate parking in order not to become a slum,		Anonymous	2022-11-07 22:19:26 UTC	2022-11-28 16:34:51 UTC
Completing the widening of North River Road. Smart residential and commercial growth. A plan to sustain the business community during the winter months.		Anonymous	2022-10-26 22:11:51 UTC	2022-10-28 16:09:40 UTC
Do you want to see more housing in Palisade and if yes, what types? (week 5)				

	<p>I don't want to see more housing built in Palisade. Each new house will put 2 more cars on the street. It's impact is much greater than I can state in a few sentences.</p> <p>What is the ultimate goal? Do the people of Palisade want to become another Grand Junction? Is growth for the best?</p> <p>Aspen refused to let apartments and housing be built and it made Aspen more unique with its property values skyrocketing and the old houses being fixed up, and more people wanting to enjoy small Aspen.</p> <p>I don't think building a bunch of tract housing will make Palisade more attractive.</p> <p>Who are the people calling for growth and what are their motives? Are they concerned about the quality of life in Palisade? Is growth going to make the quality of life in Palisade better?? In what way? For who??</p> <p>Many of us have experienced our city growing to the point that we no longer wanted to live there. Palisade is an oasis in a country of big and growing cities. It's hard to find a town like this.</p> <p>Do the people of Palisade want hotels, fast food restaurants, big stores and lots of busy traffic? Maybe we should take a vote?</p>	Anonymous	2022-11-17 20:43:06 UTC	2022-11-28 16:34:58 UTC
No. Clifton and GJ are close enough to offer housing beyond what Palisade already has established.		Anonymous	2022-11-16 16:07:05 UTC	2022-11-28 16:35:01 UTC
	Yes not not trailer homes or big subdivisions. It would be great to have some homes for locals NO short term rentals. They will ruin the town like they do in all tourist towns.	Anonymous	2022-11-09 01:56:37 UTC	2022-11-28 16:35:03 UTC
x		Anonymous	2022-11-07	2022-11-28
More single family residences.		Anonymous	26 22:05:49 UTC	28 16:09:41 UTC

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)				
Downtown specifically needs diversity and more options but space is a premium so either we grow downtown a block or so or ride with what's there. We could build better space for library to move so not downtown. Also, figure way to help Food Mart to relocate so that space incorporated into downtown shopping and more.		Anonymous	2022-11-16 16:09:51 UTC	2022-11-28 16:35:12 UTC
Fun shops, galleries and food establishments. Less office spaces in prime retail areas. 3rd and Main.		Anonymous	2022-11-09 21:11:55	2022-11-28 16:35:14
We need more restaurants geared toward the local population, and a tire center.		Anonymous	2022-10-26 22:13:14	2022-10-28 16:09:42
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)				
Tall buildings in Palisade is going to block the wonderful views and change the landscape. I have a difficult time believing it would even be a suggestion.		Anonymous	2022-11-17 20:46:21 UTC	2022-11-28 16:35:28 UTC
Protect orchards and vineyards and open space. Grow downtown up and out a block or so.		Anonymous	2022-11-16 16:10:55	2022-11-28 16:35:29
What is your favorite natural amenity in Palisade? Why? (week 8)				
The river and the mtn views		Anonymous	2022-11-17	2022-11-28

100% the river		Anonymous	2022-11-16	2022-11-28
The river. I've been a paddler for 50 years and enjoy this amenity every month of the year.		Anonymous	2022-10-26 22:13:57	2022-10-28 16:09:46
What is your preferred park in Palisade and how do you use it? (week 9)				
Riverbend for river access and the park for family and friend events		Anonymous	2022-11-16 16:15:06	2022-11-28 16:35:36
None. At one time the east end of Riverbend was set aside for dogs on leash. Large, off leash dogs have now taken over every park in town. It is no longer safe to walk dogs on leash. A community center could tie Riverbend Park to the trail, to town and create a space that benefits many users. It is a shame that so much attention was put into The Plunge, which serves a very small segment of visitors and benefits only a couple of business people. That much effort to connect the Riverfront Trail allowing for travel all the way to Fruita would have brought thousands of riders and hikers and been of much more benefit to Palisade and the general recreation population. Not working on tying the trails together is very short sighted. We drive out bikes from here to GJ or Fruita in order to ride that fabulous trail along the river. A massive opportunity missed.		Anonymous	2022-11-07 22:30:06 UTC	2022-11-28 16:35:38 UTC
Riverbend Park for walks, bicycling and the river access at Harkey's.		Anonymous	2022-10-26	2022-10-28
What is your ideal recreational activity in Palisade? (week 10)				

It would be cycling if this were a safe bicycling community, however, it is not. I haul my bike to trail heads in Fruita and/or GJ in order to ride the well protected trail along the river. This has been a missed opportunity for Palisade, who was sold a bill of goods by a couple of guys who wanted the Palisade Plunge to be their legacy. I can start out in Fruita and ride on a safe, well protected, well maintained concrete trail. When you are near 80 that is important, not something extreme where people die from dehydration.		Anonymous	2022-11-07 22:36:08 UTC	2022-11-28 16:35:52 UTC
How do you get where you need to go in Palisade? Does it work for you? (week 11)				
	Walking	Anonymous	2022-11-17	2022-11-28
Mostly bicycle and golf cart in the town core. Auto for the outlying areas. The town is quite bicycle and golf cart friendly.		Anonymous	2022-10-26 22:15:59 UTC	2022-10-28 16:09:50 UTC
If you could make one improvement to the infrastructure, such as roads, sidewalks, bike lanes, etc. to Palisade, what would it be? (week 12)				
	Nice sidewalks	Anonymous	2022-11-17	2022-11-28
Fix or add sidewalks where needed.		Anonymous	2022-11-09	2022-11-28
Most streets in town need to be repaved. Street signs need to be accurate for the benefit of tourists trying to navigate. Bike lanes and sidewalks need to be upgraded. All of that should be viewed as one very important improvement.		Anonymous	2022-11-07 22:38:41 UTC	2022-11-28 16:36:28 UTC

Repair and repave 4th, 5th, 6th, 7th, and the other residential street in the town core.		Anonymous	2022-10-26 22:17:51	2022-10-28 16:09:52
Do you have any suggestions to improve transportation services in Palisade? (week 13)				
Bike lanes would be nice. Keep the traffic down. Put up signs to keep the rv folks off 1 st street and have them go around. Traffic will improve when happy camper moves.		Anonymous	2022-11-09 01:58:59 UTC	2022-11-28 16:36:32 UTC
Get the sidewalks built on the frontage roads so that students don't have to walk in the roadway to get to school. When someone's child or grand-child is killed or maimed it will become important. State government should put pressure on CDOT to fix this NOW!		Anonymous	2022-11-07 22:41:56 UTC	2022-11-28 16:36:35 UTC
Finish widening North River Road since it is used extensively for multiple types of transportation.		Anonymous	2022-10-26 22:19:20	2022-10-28 16:09:56
How is the internet and cell service in Palisade? (week 14)				
We need high speed internet to remain competitive. Our small business struggles every day.		Anonymous	2022-11-07 22:42:42 UTC	2022-11-28 16:36:37 UTC
Internet and cell service are generally OK in our community.		Anonymous	2022-10-26 22:19:58	2022-10-28 16:09:57

0	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?
2022/11/01 12:57:17 PM MDT	Lisa McNamara	The opportunities for improvement that it represents	Shopping at the farmer's market, biking along a longer riverfront path, biking to dinner downtown, hanging out at a coffee shop/bar with events and live music	Town of Palisade website
2022/11/07 5:44:13 PM MST	Dennis Lytle	Progressive planning for a developing future with jobs in agriculture, tourism and more.	Hiking, boating, Biking, wine, peaches, community.	front door flyer
2022/11/07 9:33:30 PM MST	Ron West	long term vision and community goals	Very much like today! Beautiful weather, friendly people, quiet evenings with people walking First St.	Town Email
2022/11/09 9:47:50 AM MST	Keith	Land Use	Late afternoon and evening are my favorite parts of the day in Palisade and to make the experience 'perfect' we would return to Palisade after enjoying the regional outdoor recreation opportunities and there would be things for my kids to do while my family and friends enjoyed the vibe and personality from the gathering of locals at spot in intimate proximity to the trails and river oriented recreation among the working farms under the guard of the towering bookcliffs before retreating to a more private setting at home down the road or in a unique lodging facility (not a hotel!) to put the kids to bed and enjoy the rest of the evening among ourselves. The icing on the cake would be how the local vibe would come from a diverse population demographic that included full time and seasonal families, retirees, bikers, and the unsettled 'twenty-somethings' trying to make a go at life on the western slope that have the ability to call Palisade home because there is a sufficient number of housing opportunities that contribute to the community fabric and enhances the local culture.	Community discussions
2022/11/23 12:48:20 PM MST	Steve Morrall	Bike paths and access to trail networks	Listening to music at Bluegrass or other music festival	Flyer left on door

2022/11/23 12:54:53 PM MST	Steve Morrall	Bike paths and access to local trails	Going to a music festival in Riverbend Park	Flyer left on door
2022/11/28 8:18:58 AM MST	Kim Woodworth	I work in the field of economic development running a statewide industry association that supports economic development and live in Palisade	Reactivating beautiful but dormant properties so the town can prosper. A selection of great restaurants and shops that are always open even in shoulder season. A grocery store that carries everything you need so you don't have to go to another town. Increased transportation options that our seniors feel comfortable using. A rec center that would support our youth, seniors, and everything in between.	door hanger
2022/12/01 7:46:09 AM MST	Lauren Wood	Focusing on the families who live here, especially the children.	Walking my kids to school, visiting a friend, working in my garden, having dinner outside on my deck with my family and friends.	Door hanger

Timestamp	Where do you go grocery shopping?
2022/10/12 2:31:51 PM MDT	We shop at Family FoodTown for some things but almost always have to go to Clifton or Grand Junction for items. Because of that, we usually make a weekly trip to City Market.
2022/10/12 5:30:43 PM MDT	Instacart
2022/10/13 10:35:35 AM MDT	Clifton City Market
2022/10/14 6:42:08 PM MDT	Sprouts, City Market, Natural Grocers, Blaine's, Farmers Market
2022/10/15 7:17:51 AM MDT	FFT or Sprouts
2022/10/15 8:33:04 AM MDT	Family Food Town
2022/10/15 10:51:03 AM MDT	Palisade, Clifton and Grand Junction
2022/10/15 1:46:39 PM MDT	<p>I buy groceries for the whole week at Food Town in Palisade. The staff is always super friendly. And I special order in the Deli. If an item is not on the shelf, it will be ordered for me.</p> <p>My Plan B would be the Walmart store in Clifton. But, it's a long drive, round-trip. I avoid City Market because it's too crowded and noisy. Not to mention the crazy-making parking at the Clifton store.</p>
2022/10/17 7:13:08 AM MDT	SamsClub for household items. Walmart or city market for grocery and produce. Occasionally will make a trip to Gypsum for a Costco run.
2022/10/18 9:06:01 AM MDT	<p>Any store with quality items within our budget. We use FFT but example 5.59 for 1 loaf of bread we use there and a double loaf pkg at Sams is maybe \$1.00 more.</p> <p>We use FFT whenever we can.</p>
2022/10/18 8:57:19 PM MDT	Clifton City market - I dislike it, but need more options than FFT.
2022/10/20 4:44:16 PM MDT	Family food town
2022/10/20 9:31:43 PM MDT	City Market/sometimes Food Town. Food Town needs to move to organic
2022/10/21 4:02:19 PM MDT	Food town for last minute and essentials. Vitamin cottage for majority. Sometimes city market in GJ.
2022/10/21 6:00:45 PM MDT	Family Food Town several times a week for odds and ends. Thank goodness they are here! When I'm over by the mall for kid activities I go to City Market there, and otherwise go to Sam's Club or shop local (farmers market or local grower)
2022/10/26 4:00:13 PM MDT	Clifton and Palisade.
2022/11/07 3:35:52 PM MST	50% Sprouts, 25% Foodtown, 25% Sams Club
2022/11/07 4:05:29 PM MST	Local Foodtown when possible. Sprout's and Natural Grocers for everything else.
2022/11/07 8:21:27 PM MST	Safeway on horizon and sprouts } sometimes family food town
2022/11/08 1:19:15 PM MST	Big shopping at City Market; bi-weekly smaller shopping at Family Food Town
2022/11/08 1:24:17 PM MST	Family Foodtown mainly; occasionally Walmart as Family Foodtown has raised their prices by more than 50% on some items.
2022/11/08 6:51:49 PM MST	Local 80% of the time
2022/11/10 7:16:19 PM MST	Mainly Food Town & Natural Grocer, sometimes City Market
2022/11/11 8:48:40 AM MST	It totally depends - small things I do Food Town, but usually Safeway on Horizon in GJ or Clifton's City Market. In season I actually get lots of my food from local farmers/CSAs, or the farmers market.

Timestamp	How happy are you with Palisade's housing and commercial options?
10/19/2022 15:30:13	Very happy.
10/20/2022 16:43:41	Not enough affordable housing, too many B&Bs
10/20/2022 21:30:26	A bit too expensive
10/20/2022 23:03:28	Disappointed. More affordable housing is needed in Palisade.
10/21/2022 16:01:35	Housing satisfied. Commercial could use more dining and thriving places downtown.
10/21/2022 18:07:37	Extremely unhappy. I fortunately have a rental while we build a house and we bend over backwards to keep our landlord happy. If we lose our current rental we would have to leave town to find other housing options. I know a lot of families struggle to find affordable housing (to rent or buy) and the increase in vacation rentals and obscene property prices are driving out the families. I worry about the future of Taylor Elementary... I wish there was more commercial space. It's a shame that so much of the commercial property is taken up by things like the library, insurance companies and an engineering group that don't add any value to the visitors to the downtown area (other than the library being a convenient walk for the few people who live downtown).
10/26/2022 15:59:31	Palisade needs more homes to help support the commercial businesses during the winter months.
10/26/2022 20:43:11	very happy let's not become another Fruita
11/7/2022 15:39:32	Affordable housing really is a huge issue for so many here. I resent how a couple of folks have relocated here from high end markets & started raising our prices by so far beyond what is reasonable by buying up anything available then doing high end remodel, and ultimately putting those homes back on the market a such extreme price increases. Don't know enough about commercial options to comment.
11/7/2022 20:23:25	We are a couple I'm out late 20s who bought a house in Palisade, we are both public workers and feel we can afford to live here. We are happy with the town's amenities and how its a small scale, small town feel.
11/8/2022 13:21:41	Housing is ridiculously expensive. We definitely need more stores in the downtown area.
11/11/2022 8:49:11	I wish there were more restaurants open year round. And housing, well I rent an apartment and would love to buy but there's just not many options!

Timestamp	How would you describe Palisade to someone who is not familiar with the town?
2022/11/07 3:27:45 PM MST	Just did this 2 days ago to a CA client: We have a small, close knit community with moderate climate & lots of opportunity for recreation - hiking, water sports, skiing. Have wineries, a brewery, and 2 distilleries, all who offer food as well along with a few local restaurants.
2022/11/07 4:02:18 PM MST	A community that is being destroyed for the financial gain of a few aggressive business people. One brags that they intend to turn Palisade into a new Aspen.
2022/11/07 8:25:59 PM MST	Recreational paradise with a rich agricultural background. Small town feel with world class amenities.
2022/11/08 1:19:50 PM MST	A quaint little town famous for peaches, grapes, and festivals, surrounded by mountains and recreational opportunities.
2022/11/11 8:49:30 AM MST	Quaint, friendly, full of orchards/produce

Timestamp	What do you think makes Palisade a strong community?
11/11/2022 8:49:41	Knowing my neighbors!