



AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado
341 W 7th Street (Palisade Civic Center)

March 8, 2022

Work Session 5:30 pm - 6:45 pm

7:00 pm Regular Meeting

A live stream of the meeting may be viewed at:

<https://youtu.be/VcL4GwrBAh8>

- I. **WORK SESSION TO BEGIN AT 5:30 pm**
 - A. **Architects Community Clinic Design Discussion**
- II. **REGULAR MEETING CALLED TO ORDER AT 7:00 pm**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLLCALL**
- V. **AGENDA ADOPTION**
- VI. **ANNOUNCEMENTS**
 - A. **PUBLIC COMMENT REMINDER:** All emails sent to the Town Clerk for public comment on a specific agenda item prior to the day packets are published will be included in the staff report. Emails received after the packets are posted will be forwarded to the Board of Trustees. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in person and make said statements to the Board directly.
 - B. **NORTH RIVER ROAD BRIDGE CLOSED:** The North River Road bridge will be closed to through traffic from January 10, 2022, through the first week of April. Access is still available through Town.
 - C. **MEET THE CANDIDATES:** Candidate Forum to be held at the Palisade Community Center 120 W 8th Street on Saturday, March 12, 2022. Please visit <https://palisade.colorado.gov/town-of-palisade-clerks-office> for more information.
 - D. **ELECTION BALLOTS** will begin being mailed on Monday, March 14, 2022. There will be TWO (2) Ballot Drop-Boxes this year: Town Hall front door drop-box (175 E 3rd Street) and Veterans Memorial Community Center parking lot drop-box (120 W 8th Street).
 - E. **PALISADE AWAKENING DISC GOLF TOURNAMENT:** Grand Valley Disc Golf Club will be hosting a disc golf tournament at Riverbend Park all day Saturday, March 12, 2022, and Sunday, March 13, 2022.

VII. PUBLIC COMMENT

All those who wish to speak during public comment must sign up on the sheet provided outside the boardroom doors. Please keep comments to 3 MINUTES OR LESS, and state your name and address. Neither the Board of Trustees nor staff will respond to comments at this time. The Board may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.

VIII. TOWN MANAGER REPORT**A. Direction to Reconstruct Gymnasium Bleachers****IX. CONSENT AGENDA**

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or any Board Member may ask that an item be removed from the Consent Agenda for individual consideration.

A. Expenditures

- Approval of Bills from Various Town Funds - February 17, 2022 - March 2, 2022

B. Minutes

- Minutes from February 22, 2022, Regular Board of Trustees Meeting

X. PUBLIC HEARING I**A. PRO 2022-5 – Lincoln Woodworks Rezone – Rezone Property at 119 N. Bower Street to Light Industrial (LI)**

The Board of Trustees will consider a Rezone to Light Industrial (LI) for the purposes of consolidating the operations of Lincoln Woodworks at the property, located at 119 N. Bower Street (Parcel # 2937-091-00-112) as applied for by the property owners Lincoln Land Company LLC (Curtis Lincoln).

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision - *Motion, Second, and Rollcall Vote*

XI. PUBLIC HEARING II**A. PRO 2022-7 – Tallant Bed and Breakfast – Conditional Use Permit**

The Planning Commission will consider a Conditional Use Permit to operate a Bed and Breakfast at the property, located at 3819 North River Road (Parcel # 2937-091-00-051) as applied for by the property owner Tammy Tallant.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Board Discussion
5. Applicant Closing Remarks
6. Decision - *Motion, Second, and Rollcall Vote*

XII. NEW BUSINESS

A. Resolution 2022-07 Grant Support

The Board of Trustees will consider supporting staff applying for a Department of Local Affairs (DOLA) innovative housing strategies planning grant.

1. Staff Presentation
2. Board Discussion
3. Decision - Motion, Second, and Rollcall Vote

XIII. OPEN DISCUSSION

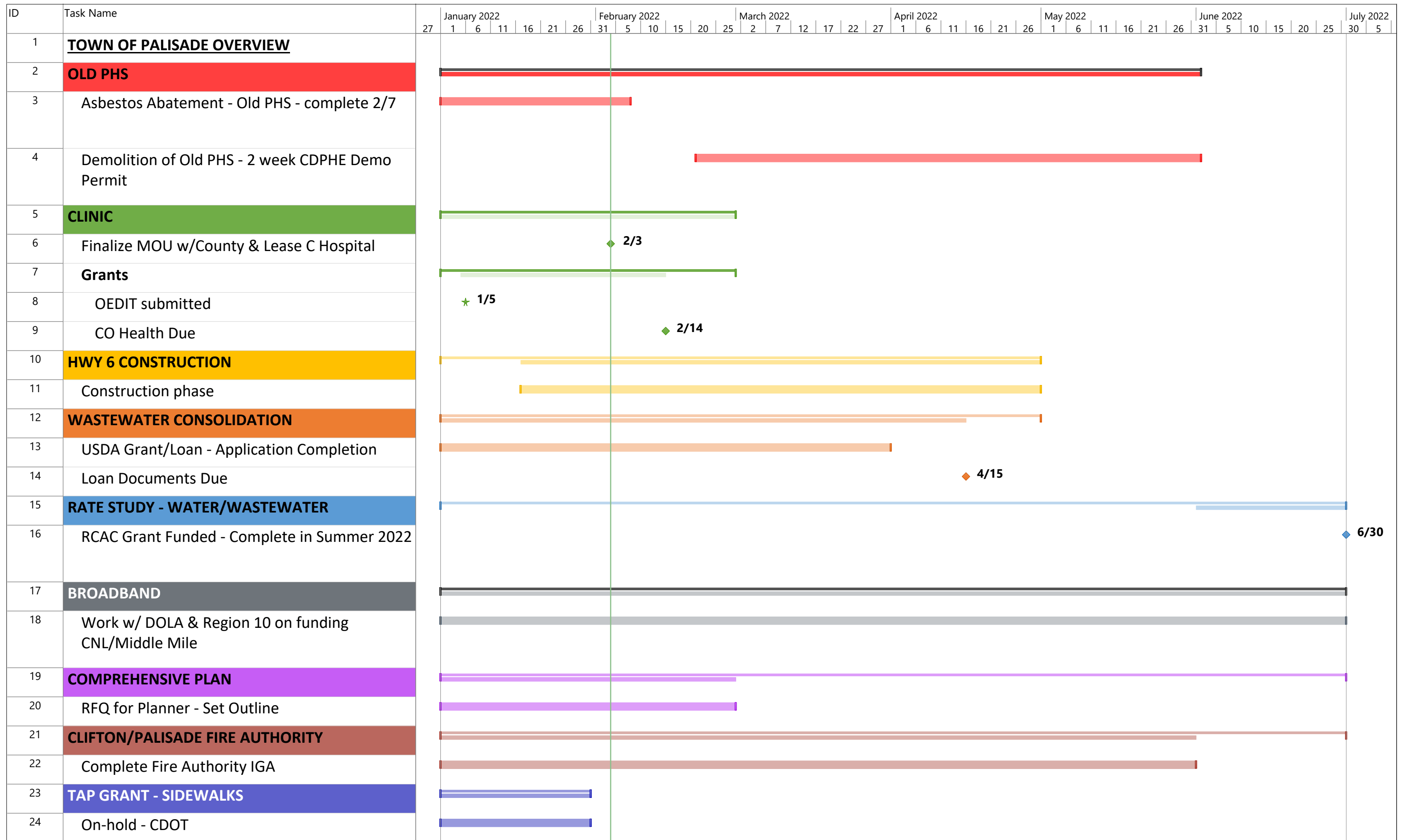
This is a chance for the Board of Trustees to voice concerns, opportunities, or other important topics, not on the Agenda. Each Trustee will be held to a limit of three (3) minutes apiece to speak.

XIV. COMMITTEE REPORTS

XV. ADJOURNMENT

Future Agenda Items:

- *Work Session for VRBOs w/ TAB present*
- *Event Calendar Blackout Dates & Concert Permit Process*
- *Broadband Update – April 12*
- *Pre-treatment IGA with Clifton Sewer*
- *Planning Commission interviews and appointments*
- *Question to allow liquor tastings in Liquor Stores*
- *Committee appointments/reappointments*
- *Cameo Water Line*





PALISADE BOARD OF TRUSTEES Staff Report

Meeting Date: March 8, 2022

Department: Utilities

Director: Matt Lemon

Water (Treatment and Distribution):

Finished turbs calibrated successfully saving planned expense of replacement. Estimated \$21,000 savings.

Raw water meter readings and Dam piezometer reading on February 18, 2022. Cabin Reservoir is estimated to be eleven feet below full at 63 feet.

Colorado River snowpack is at 97 % of average. Mesa Lakes snowtel sites is 102% for Snow Water Equivalent of median.

Staff has removed seven of water meters nine meters out from basements to edge of ROW. Town is required to maintain the service lines up to and including the water. We plan to upgrade 2 One-inch meters to current specs to facilitate better meter reading conditions.

Improved monthly regulatory sample port. The original sample port was a hand sink in the maintenance shop increasing the chance getting a contaminated regulatory sample.

Staff Training: March 2nd Ute Water Treatment facility tour. March 4th City of GJ one day training.

Started steps for Raw Water Efficiency upgrade: JUB toured the project and respond with suggested steps and estimated costs.

Flow testing Fire hydrants for current and upcoming development projects. Each flow tests requires and estimated five thousand gallons water. These will be used for ISO ratings and NFPA fire ratings.

Sewer (Collection and Treatment):

Sample station used to compile a better regulatory composite sample. Staff will be able to save Overtime hours as well as gather samples during a 24-hour period therefore a cleaner sample is expected.

Staff found a reliable company in Montrose to rebuild our aerator motors. The recent motor rebuild cost savings is estimated at \$1,700.00 compared to a new motor purchase.

Yearly Sanitary Sewer Cleaning will be starting Late March.

Streets Sidewalk and Signage:

Obtaining quotes for First Street and Elberta line marking upgrade.

TAB/Community Development applied for Grant to upgrade Fruit and Wine byway signage.

Signs ordered for three locations in Town.

Stormwater

Mesa County Stormwater program is to receive an audit by the EPA starting in March to be completed the middle of April. This is the first time Mesa County or 5-2-1 has been audited. Palisade is reviewing our Stormwater management plan along with our Facility Runoff program. SOP review to be performed with staff the week of March 7th. Our last facility audit received a possible ninety-one out one hundred points in September 2021.



PALISADE BOARD OF TRUSTEES Staff Report

Meeting Date: March 8, 2022
Department: Police Department
Department Director: Jesse Stanford, Chief of Police

Stats for February 2022: **February Calls for Service**

276 calls for service, 46 more than January

Grand Junction Communication Center CFS Summary Report for February:

This monthly report specifically for our agency, gives information on calls for service from the same time last year comparable to current month this year. In February of 2021 we were at 258 calls for service. In February of 2022 we were at 276 calls for service, with a difference of +6%.

Reports

22- Case Reports
37-Supplement Reports
6-Arrest Reports

Traffic:

36 traffic citations/summons. In summary majority of the citations were for speeding violations, and also includes some other moving traffic violations.

Total: 506 calls for service at the end of February of 2022

Palisade Code Compliance Statistics: January 2022:

Open Issues before February: 3

February Issues:

- LDC Sec. 4.08 Planning Clearance needed: 2
- LDC Sec. 10.10E Prohibited Signs: 1
- PMC Sec. 7-4 Public Nuisance: 3
- PMC Sec. 8-4(v) Oversized trailer on street: 2
- PMC Sec. 8-42(2), 44 Abandoned, Towed Vehicle: 1

Total: 9

Closed issues in February: 9

Open issues at end of February: 3

Issues Year to Date: 18

Training:

Officer Shawnie Higgins is in Phase Three of the Field Training Program, and she is doing very well. No other training to report for the month of February.

Investigations:

Investigations is working on multiple cases still including various sex assaults, one new child sex assault reported, and investigations called out. Five (5) applicant background investigations are being done on potential reserve police officer candidates, for the police departments reserve program.

Investigations division has a detective spot open and there are two internal candidates who have submitted letters of interest for this assignment. Should have more information next month on the process.

Significant Events:

- Palisade Officers visited the young people at Taylor Elementary School for lunch with a police officer. Officer's Rob Segers, Shawnie Higgins, Mark Post, Gilbert McVay and Chief interacted with the young students and had a blast. Lunch with a police officer will occur again in March. We are committed to building a positive influence and this program will continue throughout the school year. Our hope is in March the Palisade Fire Department will join us for the next lunch visit.



- On February 9th Palisade Police offered two patrol units at PHS to be decorated by the student council. This was a success, and the message was “Kindness is Contagious.” Student Council PHS.



Message from Chief Jesse James Stanford:

Police Staff is working hard, and morale is very high. We are exploring new programs such as neighborhood watch, neighborhood ring partnership for those who have the ring video camera system, new sites (Approx. two more) for NOLA crime fighting camera system, and Kid Safety Day Event, in partnership, with Fire Department and other TOP departments. Overall, we are grateful for the community support and want to implement new programs that bring our community closer.



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Palisade, CO 81526

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palisade.colorado.gov

EXPENDITURES - APPROVAL BY DEPARTMENT

Council Meeting Date – Mar 8, 2022

Date Range of Payables – Feb 17, 2022 – Mar 2, 2022

Report Criteria:

- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- Invoice Detail.Input date = 02/17/2022-03/02/2022

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR0219220	AFLAC Pre-tax Pay Period: 2/19/	02/24/2022	217.23	.00		
AFLAC INSURANCE	PR0219220	AFLAC After-Tax Pay Period: 2/1	02/24/2022	37.20	.00		
COLORADO DEPT OF REVENUE	PR0219220	State Withholding Tax Pay Period	02/24/2022	3,019.00	.00		
COLORADO STATE TREASURE	PR0219221	State Unemployment Tax Pay Per	02/24/2022	275.89	.00		
FICA/MED/ P/R TAXES	PR0219222	Federal Withholding Tax Pay Peri	02/24/2022	8,329.05	.00		
FICA/MED/ P/R TAXES	PR0219222	Social Security Pay Period: 2/19/	02/24/2022	3,592.51	.00		
FICA/MED/ P/R TAXES	PR0219222	Social Security Pay Period: 2/19/	02/24/2022	3,592.51	.00		
FICA/MED/ P/R TAXES	PR0219222	Medicare Pay Period: 2/19/2022	02/24/2022	1,364.91	.00		
FICA/MED/ P/R TAXES	PR0219222	Medicare Pay Period: 2/19/2022	02/24/2022	1,364.91	.00		
FIRE AND POLICE PENSION	PR0219220	FPPA 457 Pay Period: 2/19/2022	02/24/2022	70.00	.00		
FIRE AND POLICE PENSION	PR0219220	FPPA Fire DD Pay Period: 2/19/2	02/24/2022	198.92	.00		
FIRE AND POLICE PENSION	PR0219220	Police Pension Pay Period: 2/19/	02/24/2022	2,741.18	.00		
FIRE AND POLICE PENSION	PR0219220	Police Pension Pay Period: 2/19/	02/24/2022	2,055.89	.00		
FIRE AND POLICE PENSION	PR0219220	Fire Pension Pay Period: 2/19/20	02/24/2022	745.92	.00		
FIRE AND POLICE PENSION	PR0219220	Fire Pension Pay Period: 2/19/20	02/24/2022	559.44	.00		
FIRE AND POLICE PENSION	PR0219220	FPPA Police DD Pay Period: 2/19	02/24/2022	730.97	.00		
ICMA TRST 401 - 107074	PR0219220	ICMA 401K Pay Period: 2/19/202	02/24/2022	2,451.29	.00		
ICMA TRST 401 - 107074	PR0219220	ICMA 401K Pay Period: 2/19/202	02/24/2022	2,451.29	.00		
ICMA TRST 457 - 304721	PR0219220	ICMA 457 Pay Period: 2/19/2022	02/24/2022	200.00	.00		
FAMILY SUPPORT REGISTRY	PR0219221	FIPS 056888833 Garnishment P	02/24/2022	227.07	227.07	02/24/2022	
CEBT Payments	PR0219221	PR - Medical Dental Vision Life M	02/24/2022	1,122.72	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life M	02/24/2022	1,944.00	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life D	02/24/2022	48.78	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life D	02/24/2022	111.00	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life VI	02/24/2022	10.50	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life VI	02/24/2022	26.00	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life LI	02/24/2022	110.37	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life LI	02/24/2022	13.55	.00		
CEBT Payments	PR0219221	PR - Medical Dental Vision Life LI	02/24/2022	15.75	.00		
Total :				37,627.85	227.07		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ADMINISTRATION							
CAPITAL BUSINESS SYSTEMS	31170368	CANNON COPIER RENTAL 107-	03/01/2022	601.00	.00		
COLORADO STAMP & SEAL	92292	NOTARY SEAL- MATTSON	02/15/2022	27.00	.00		
PEACH STREET DISTILLERS	2022.02.12	BOARD RETREAT	02/12/2022	171.00	.00		
VERIZON WIRELESS	9899648620	TOWN MANAGER	02/15/2022	51.47	.00		
XCEL ENERGY	02012022 BILL	ADMINISTRATION LIGHTS	02/01/2022	1,290.69	.00		
J-U-B ENGINEERS	0150097	ADMIN PRO SERVICES	02/07/2022	2,842.96	.00		
TRANSDEV	970-0222PL	GVT IGA 1ST QTR - 2022	02/14/2022	7,259.75	.00		
ALPINE BANK CC	BR FEB 5819 -	ADMIN - OPERATING	02/18/2022	6.35	.00		
ALPINE BANK CC	JH FEB 3061 -	ADMIN - OPERATING	02/18/2022	40.69	.00		
ALPINE BANK CC	JH FEB 3061 -	ADMIN - DUES	02/18/2022	52.99	.00		
ALPINE BANK CC	JH FEB 3061 -	ADMIN - OPERATING	02/18/2022	54.06	.00		
ALPINE BANK CC	KF FEB 3160 -	ADMIN - OPERATING	02/18/2022	208.75	.00		
ALPINE BANK CC	KF FEB 3160 -	ADMIN - TRAVEL/TRAINING	02/18/2022	165.00	.00		
ALPINE BANK CC	KF FEB 3160 -	ADMIN - MESA COUNTY RECOR	02/18/2022	87.97	.00		
ALPINE BANK CC	KF FEB 3160 -	ADMIN - OPERATING - HOTEL F	02/18/2022	119.00	.00		
ALPINE BANK CC	KF FEB 3160 -	ADMIN - OPERATING	02/18/2022	9.50	.00		
COLUMN SOFTWARE, PBC	4E284DA7-009	PUBLIC NOTICE - APRIL 2022 E	02/23/2022	130.68	.00		
COLUMN SOFTWARE, PBC	4E284DA7-009	NOTICE - LIQUOR LICENSE	02/25/2022	12.58	.00		
ZEN COMMUNICATIONS LLC	IN9645	ADMIN - TELEPHONE	03/02/2022	140.16	.00		
TEN-ACRE WINERY LLC	27	ADMIN - BOARD RETREAT	02/11/2022	275.00	275.00	02/24/2022	
STEVEN P SCULTZ	2022001	BOARD RETREAT - 2022	02/15/2022	490.00	.00		
Total ADMINISTRATION:				14,036.60	275.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COMMUNITY DEVELOPMENT							
J-U-B ENGINEERS	0150097	COMM DEV - CRESTHAVEN AC	02/07/2022	289.76	.00		
J-U-B ENGINEERS	0150097	COMM DEV - VINEYARDS MOBI	02/07/2022	96.00	.00		
ALPINE BANK CC	BR FEB 5819 -	COMM DEV - MESA COUNTY R	02/18/2022	13.51	.00		
ALPINE BANK CC	BR FEB 5819 -	COMM DEV - DUES	02/18/2022	14.99	.00		
ALPINE BANK CC	TODDW FEB 4	COMM DEV - DUES	02/18/2022	299.00	.00		
ALPINE BANK CC	TODDW FEB 4	COMM DEV - DUES	02/18/2022	14.99	.00		
Total COMMUNITY DEVELOPMENT:				728.25	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
TOURISM FUND							
ALPINE BANK CC	KF FEB 3160 -	TOURISM - ON LINE MARKETIN	02/18/2022	190.00	.00		
Total TOURISM FUND:				190.00	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
RECREATION							
MOUNTAIN GROOVE PRODUCT	202	2022 BGF 2 OF 3 CONTRACT P	02/24/2022	5,000.00	.00		
ALPINE BANK CC	KF FEB 3160 -	BLUEGRASS MARKETING	02/18/2022	66.99	.00		
COLORADO FARMERS MARKET	2022-07	FARMERS MARKET - ANNUAL M	01/14/2022	200.00	.00		
Total RECREATION:				5,266.99	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POLICE							
CITY OF GRAND JUNCTION	2022-0007704	911 CHARGES-PD	03/01/2022	9,395.25	.00		
GALLS, LLC	020484182	PD- UNIFORMS	02/18/2022	841.37	.00		
PECZUH PRINTING COMPANY	326980	PD - OFFICE SUPPLIES	02/21/2022	122.48	.00		
VERIZON WIRELESS	9899648620	POLICE DEPARTMENT CELL PH	02/15/2022	447.59	.00		
VERIZON WIRELESS	9899648620	PD BLUETREE MODEM	02/15/2022	434.95	.00		
COOP COUNTRY	246027	PD CAR WASH	02/16/2022	3.97	3.97	02/24/2022	
COOP COUNTRY	246028	PD CAR WASH	02/16/2022	2.00	2.00	02/24/2022	
COOP COUNTRY	246029	PD CAR WASH	02/16/2022	2.86	2.86	02/24/2022	
COOP COUNTRY	246030	PD CAR WASH	02/16/2022	6.54	6.54	02/24/2022	
COOP COUNTRY	246031	PD CAR WASH	02/16/2022	2.16	2.16	02/24/2022	
COOP COUNTRY	246032	PD CAR WASH	02/16/2022	2.22	2.22	02/24/2022	
COOP COUNTRY	246128	PD CAR WASH	02/23/2022	2.41	2.41	02/24/2022	
COOP COUNTRY	246129	PD CAR WASH	02/23/2022	3.72	3.72	02/24/2022	
COOP COUNTRY	246130	PD CAR WASH	02/23/2022	2.45	2.45	02/24/2022	
ALPINE BANK CC	DJ FEB 4424 -	PD - REPAIR & MAINT VEHICLE	02/18/2022	100.95	.00		
ALPINE BANK CC	KF FEB 3160 -	PD - OPERATING SUPPLIES - B	02/18/2022	170.99	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD - UNIFORMS	02/18/2022	20.95	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD - TRAINING	02/18/2022	308.00	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD - OPERATING SUPPLIES	02/18/2022	169.99	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD - TRAINING	02/18/2022	85.00	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD - TRAINING	02/18/2022	85.00	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD - TRAINING	02/18/2022	85.00	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD- DUES	02/18/2022	45.00	.00		
ALPINE BANK CC	TRAVEL 1 FEB	PD- DUES	02/18/2022	103.02	.00		
ZEN COMMUNICATIONS LLC	IN9645	POLICE - TELEPHONE	03/02/2022	58.40	.00		
RHINEHART OIL CO., LLC	IN-657260-22	PD - GAS/DIESEL	02/21/2022	124.12	124.12	02/24/2022	
RHINEHART OIL CO., LLC	IN-671139-22	PD - GAS/DIESEL	02/25/2022	140.90	.00		
Total POLICE:				12,767.29	152.45		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CEMETERY							
XCEL ENERGY	02012022 BILL	CEMETERY LIGHTS	02/01/2022	233.99	.00		
RHINEHART OIL CO., LLC	IN-657260-22	CEMETERY - GAS/DIESEL	02/21/2022	32.22	32.22	02/24/2022	
RHINEHART OIL CO., LLC	IN-671139-22	CEMETERY - GAS/DIESEL	02/25/2022	39.76	.00		
Total CEMETERY:				305.97	32.22		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FIRE / EMS							
BOUND TREE MEDICAL, LLC	84419622	MEDICAL SUPPLIES/EMS	02/25/2022	27.25	.00		
CITY OF GRAND JUNCTION	2022-0007704	911 CHARGES- FD	03/01/2022	2,570.17	.00		
CO DIV OF FIRE PREVENTION	21-41516	FIRE FIGHTER TRAINING/CERTI	03/29/2021	330.00	.00		
CO DIV OF FIRE PREVENTION	21-42005	FIRE FIGHTER TRAINING/CERTI	04/26/2021	150.00	.00		
CO DIV OF FIRE PREVENTION	21-44966	FIRE FIGHTER TRAINING/CERTI	08/30/2021	180.00	.00		
CO DIV OF FIRE PREVENTION	22-50577	FIRE FIGHTER TRAINING/CERTI	02/21/2022	60.00	.00		
VERIZON WIRELESS	9899648620	FIRE DEPT / CHIEF	02/15/2022	96.69	.00		
XCEL ENERGY	02012022 BILL	FIRE/EMS LIGHTS	02/01/2022	1,607.70	.00		
THE COWBOY & THE ROSE	361	FD ANNUAL BANQUET	02/19/2022	1,711.00	.00		
TYLER BATTERY	022337	FD BATTERY	02/24/2022	366.69	.00		
ALPINE BANK CC	JH FEB 3061 -	FD - VEHICLE REPAIR & MAINT	02/18/2022	2,019.08	.00		
ALPINE BANK CC	JH FEB 3061 -	FD - VEHICLE REPAIR & MAINT	02/18/2022	1,950.61	.00		
ALPINE BANK CC	JH FEB 3061 -	FD - VEHICLE REPAIR & MAINT	02/18/2022	2,019.08-	.00		
ALPINE BANK CC	JW FEB 5835 -	FD - OPERATING	02/18/2022	45.05	.00		
ZEN COMMUNICATIONS LLC	IN9645	FIRE - TELEPHONE	03/02/2022	186.88	.00		
MILE-HI FIRE APPARATUS INC	5674	FD - REPAIR & MAINT - VEHICL	02/10/2022	77.83	77.83	02/24/2022	
HARTMAN BROTHERS, INC	365288	FD - OXYGEN	02/14/2022	9.55	9.55	02/24/2022	
RHINEHART OIL CO., LLC	IN-657260-22	FD/EMS - GAS/DIESEL	02/21/2022	117.07	117.07	02/24/2022	
RHINEHART OIL CO., LLC	IN-671139-22	FD/EMS - GAS/DIESEL	02/25/2022	184.84	.00		
STEWART & STEVENSON LLC	60054196	FD - REPAIR & MAINTENANCE -	02/15/2022	1,139.77	.00		
COLORADO ADVANCED LIFE S	22974	EMS TRAINING	08/18/2021	210.00	210.00	02/24/2022	
Total FIRE / EMS:				11,021.10	414.45		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
EMS							
BOOKCLIFF AUTO PARTS INC	375909	STREETS / PARKS SHARED CO	02/15/2022	.00	.00		
BOOKCLIFF AUTO PARTS INC	375989	STREETS / PARKS SHARED CO	02/15/2022	17.49	.00		
BOOKCLIFF AUTO PARTS INC	376062	STREETS / PARKS SHARED CO	02/15/2022	79.98	.00		
BOOKCLIFF AUTO PARTS INC	377205	STREETS / PARKS SHARED CO	02/17/2022	149.77	.00		
BOOKCLIFF AUTO PARTS INC	379166	STREETS / PARKS SHARED CO	02/22/2022	120.94	.00		
COOP COUNTRY	246033	PW CAR WASH	02/16/2022	2.00	2.00	02/24/2022	
COOP COUNTRY	246034	PW CAR WASH	02/16/2022	10.00	10.00	02/24/2022	
COOP COUNTRY	246035	PW CAR WASH	02/16/2022	2.00	2.00	02/24/2022	
COOP COUNTRY	246036	PW CAR WASH	02/16/2022	3.44	3.44	02/24/2022	
COOP COUNTRY	246037	PW CAR WASH	02/16/2022	2.00	2.00	02/24/2022	
COOP COUNTRY	246050	STREETS / PARKS SHARED CO	02/17/2022	.21	.00		
COOP COUNTRY	246131	PW CAR WASH	02/23/2022	10.00	10.00	02/24/2022	
COOP COUNTRY	246132	PW CAR WASH	02/23/2022	10.00	10.00	02/24/2022	
TYLER BATTERY	022350	SHARED COSTS	02/23/2022	12.52	.00		
ALPINE BANK CC	DJ FEB 4424 -	SHARED EXPENSES	02/18/2022	62.49	.00		
ALPINE BANK CC	DJ FEB 4424 -	SHARED EXPENSES	02/18/2022	119.93	.00		
GIRARDI'S HEAVY HAUL LLC	41704	SHARED COSTS - STREETS/PA	02/22/2022	254.40	.00		
Total EMS:				857.17	39.44		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
STREETS							
MESA COUNTY LANDFILL	1408995	TOWN CLEAN UP - CHILD MIGR	02/17/2022	16.92	.00		
MESA COUNTY LANDFILL	1411548	TOWN CLEAN UP - CHILD MIGR	02/28/2022	29.88	.00		
WHITEWATER BLDG. MATLS.	284157	STREET SALT/SAND MIX	01/07/2022	465.87	465.87	02/24/2022	
XCEL ENERGY	02012022 BILL	STREET LIGHTS	02/01/2022	358.45	.00		
XCEL ENERGY	02012022 BILL	307 MAIN -CHARGING STATION	02/01/2022	22.75	.00		
XCEL ENERGY	02012022 BILL	STREET LIGHTS	02/01/2022	2,908.06	.00		
ALPINE BANK CC	DM FEB 4309 -	STREETS - UNIFORMS	02/18/2022	142.08	.00		
ALPINE BANK CC	ML FEB 3103 -	STREETS - ADOBE SUBSCRIPTI	02/18/2022	14.99	.00		
RHINEHART OIL CO., LLC	IN-657260-22	STREETS - GAS/DIESEL	02/21/2022	80.55	80.55	02/24/2022	
RHINEHART OIL CO., LLC	IN-671139-22	STREETS - GAS/DIESEL	02/25/2022	99.39	.00		
Total STREETS:				4,138.94	546.42		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WATER							
CASTINGS, INC.	68166	PW - METER CONES	02/23/2022	790.96	.00		
DANA KEPNER COMPANY	1555056-00	YOKES	02/16/2022	974.58	.00		
FERGUSON US HOLDINGS, INC	1299819	WATER LINE REPAIR	02/17/2022	294.42	.00		
FERGUSON US HOLDINGS, INC	1300019	WATER DIST - VALVE BOX	02/17/2022	207.18	.00		
U S POSTOFFICE	FEB 2022 UTIL	WATER	03/01/2022	181.41	181.41	03/01/2022	
UTE WATER CONSERVANCY	LAB22012	COMPLIANCE ANALYSIS	02/22/2022	235.00	.00		
VERIZON WIRELESS	9899648619	PUBLIC WORKS CELL PHONES	02/15/2022	144.51	.00		
VERIZON WIRELESS	9899648620	PUBLIC WORKS CELL PHONES	02/15/2022	149.94	.00		
XCEL ENERGY	02012022 BILL	WATER LIGHTS	02/01/2022	646.26	.00		
XCEL ENERGY	02012022 BILL	175 1/2 E. 3RS - BULK WATER S	02/01/2022	251.07	.00		
DPE, LLC	7160	SITE LEASE-PAL PT.	02/28/2022	75.00	.00		
J-U-B ENGINEERS	0150097	CABIN RESERVOIR	02/07/2022	2,202.20	.00		
FLENNIKEN, BRIAN E	FBP 02182022	FLEXIBLE BENEFIT PLAN	02/18/2022	328.41	328.41	02/24/2022	
COLORADO CSG II LLC	10054467	SUBSCRIBER - WATER	03/01/2022	462.67	.00		
ALPINE BANK CC	BF FEB 4622 -	WATER - TRAINING	02/18/2022	85.00	.00		
ALPINE BANK CC	DJ FEB 4424 -	WATER REPAIR & MAINT - VEHI	02/18/2022	19.17	.00		
ALPINE BANK CC	DJ FEB 4424 -	WATER REPAIR & MAINT - VEHI	02/18/2022	58.58	.00		
ALPINE BANK CC	DJ FEB 4424 -	WATER REPAIR & MAINT - VEHI	02/18/2022	125.91	.00		
ALPINE BANK CC	DM FEB 4309 -	WATER - SUPPLIES	02/18/2022	3.78	.00		
ALPINE BANK CC	DM FEB 4309 -	WATER - SUPPLIES	02/18/2022	10.99	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - OPERATING	02/18/2022	5.42-	.00		
ALPINE BANK CC	FM FEB 3145 -	WATER - OPERATING	02/18/2022	4.02	.00		
ALPINE BANK CC	MIKEL FEB 46	WATER - UNIFORMS	02/18/2022	52.63	.00		
LEMON, MATT	FBP02282022	FLEX BENEFIT PLAN	02/28/2022	461.91	.00		
OPTIMUS COMMUNICATIONS, L	23253	INTERNET SERVICE	02/19/2022	87.00	.00		
ZEN COMMUNICATIONS LLC	IN9645	WATER - TELEPHONE	03/02/2022	210.24	.00		
RHINEHART OIL CO., LLC	IN-657260-22	WATER - GAS/DIESEL	02/21/2022	112.77	112.77	02/24/2022	
RHINEHART OIL CO., LLC	IN-671139-22	WATER - GAS/DIESEL	02/25/2022	139.15	.00		
Total WATER:				8,309.34	622.59		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER PLANT							
CITY OF GRAND JUNCTION	2022-0007302	LAB TESTS - SEWER	01/31/2022	270.00	.00		
U S POSTOFFICE	FEB 2022 UTIL	TRASH	03/01/2022	45.35	45.35	03/01/2022	
XCEL ENERGY	02012022 BILL	SEWER LIGHTS	02/01/2022	1,409.23	.00		
XCEL ENERGY	02012022 BILL	661 BRENTWOOD DR	02/01/2022	11.96	.00		
HERING, FRANK	FBP02282022	FLEXIBLE BENEFIT REIMBURS	02/28/2022	900.00	.00		
COLORADO CSG II LLC	10054467	SUBSCRIBER - SEWER	03/01/2022	462.67	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	41.98	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	18.98	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	20.51	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	28.35	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	28.56	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	10.20	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	1.59	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	20.66	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	5.74	.00		
ALPINE BANK CC	FH FEB 4614 -	SEWER - TREATMENT - SUPPLI	02/18/2022	30.57	.00		
ALPINE BANK CC	ML FEB 3103 -	SEWER - TRAINING	02/18/2022	300.00	.00		
ZEN COMMUNICATIONS LLC	IN9645	SEWER TREATMENT - TELEPH	03/02/2022	46.72	.00		
RHINEHART OIL CO., LLC	IN-657260-22	SEWER - GAS/DIESEL	02/21/2022	32.23	32.23	02/24/2022	
RHINEHART OIL CO., LLC	IN-671139-22	SEWER - GAS/DIESEL	02/25/2022	39.75	.00		
Total SEWER PLANT:				3,725.05	77.58		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER COLLECTION							
U S POSTOFFICE	FEB 2022 UTIL	SEWER	03/01/2022	45.35	45.35	03/01/2022	
ALPINE BANK CC	FH FEB 4614 -	SEWER COLLECTION SUPPLIE	02/18/2022	1.92	.00		
ALPINE BANK CC	FM FEB 3145 -	SEWER COLLECTION SUPPLIE	02/18/2022	59.64	.00		
ZEN COMMUNICATIONS LLC	IN9645	SEWER COLLECTION - TELEPH	03/02/2022	11.69	.00		
Total SEWER COLLECTION:				118.60	45.35		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
U S POSTOFFICE	FEB 2022 UTIL	SOLID WASTE	03/01/2022	90.70	90.70	03/01/2022	
Total :				90.70	90.70		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PARKS							
JOHN DEERE FINANCIAL	B64597/16	PARKS - UNIFORMS - HEUTON	02/11/2022	179.99	.00		
XCEL ENERGY	02012022 BILL	PARKS LIGHTS	02/01/2022	165.82	.00		
ALPINE BANK CC	BC FEB 3152 -	PARKS - SUPPLIES	02/18/2022	12.99	.00		
ALPINE BANK CC	BC FEB 3152 -	PARKS - OPERATING	02/18/2022	100.84	.00		
ALPINE BANK CC	BC FEB 3152 -	PARKS - OPERATING	02/18/2022	2.84	.00		
ALPINE BANK CC	DJ FEB 4424 -	PARKS - OPERATING	02/18/2022	83.68	.00		
ALPINE BANK CC	PH FEB 8201 -	PARKS - MISC REPAIRS	02/18/2022	9.99	.00		
ALPINE BANK CC	PH FEB 8201 -	PARKS - MISC REPAIRS	02/18/2022	11.18	.00		
ALPINE BANK CC	TWARD FEB 0	PARKS - OPERATING	02/18/2022	85.96	.00		
ZEN COMMUNICATIONS LLC	IN9645	PARKS - TELEPHONE	03/02/2022	39.71	.00		
WESTERN SLOPE IRON & SUP	164774	COCO METAL - MISC PARK REP	02/15/2022	138.24	.00		
RHINEHART OIL CO., LLC	IN-657260-22	PARKS - GAS/DIESEL	02/21/2022	64.44	64.44	02/24/2022	
RHINEHART OIL CO., LLC	IN-671139-22	PARKS - GAS/DIESEL	02/25/2022	79.51	.00		
Total PARKS:				969.51	64.44		

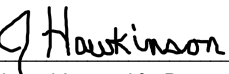
Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POOL							
XCEL ENERGY	02012022 BILL	POOL LIGHTS	02/01/2022	492.07	.00		
ZEN COMMUNICATIONS LLC	IN9645	POOL - TELEPHONE	03/02/2022	23.36	.00		
Total POOL:				515.43	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FACILITIES							
GRAND MESA MECHANICAL	1238	FACILITIES - GYM HVAC REPAI	02/18/2022	1,283.79	.00		
GUSTAVO ORTIZ	TP-02-2022	JANITORIAL SERVICES	02/18/2022	1,340.00	1,340.00	02/24/2022	
PYE-BARKER FIRE & SAFETY L	PSI699865	FACILITIES - FIRE EXTINGUISH	02/11/2022	822.00	.00		
PYE-BARKER FIRE & SAFETY L	PSI700025	FACILITIES - FIRE EXTINGUISH	02/11/2022	2,187.00	.00		
XCEL ENERGY	02012022 BILL	FACILITIES LIGHTS	02/01/2022	863.41	.00		
XCEL ENERGY	02012022 BILL	711 IOWA - GYM	02/01/2022	1,034.14	.00		
XCEL ENERGY	02012022 BILL	711 IOWA - GYM	02/01/2022	1,278.82	.00		
KIMBALL MIDWEST	9648117	FACILITIES - SHOP SUPPLIES	02/22/2022	304.14	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT - COM	02/18/2022	9.99	.00		
ALPINE BANK CC	BC FEB 3152 -	FACILITIES - 5203 - SUPPLIES	02/18/2022	67.06	.00		
ALPINE BANK CC	BC FEB 3152 -	FACILITIES - 5203 - SUPPLIES	02/18/2022	35.43	.00		
ALPINE BANK CC	BC FEB 3152 -	FACILITIES - 5203 - SUPPLIES	02/18/2022	28.58	.00		
ALPINE BANK CC	BC FEB 3152 -	BLDG - REPAIR & MAINT - FD	02/18/2022	29.99	.00		
ALPINE BANK CC	BC FEB 3152 -	FACILITIES - 5203 - SUPPLIES	02/18/2022	37.98	.00		
ALPINE BANK CC	BC FEB 3152 -	FACILITIES - 5203 - SUPPLIES	02/18/2022	52.98	.00		
ALPINE BANK CC	DJ FEB 4424 -	FACILITIES - 5203 - SUPPLIES	02/18/2022	31.97	.00		
ALPINE BANK CC	TWARD FEB 0	FACILITIES - 5203 - MOTION AC	02/18/2022	29.98	.00		
ALPINE BANK CC	TWARD FEB 0	FACILITIES - 5203 - MOTION AC	02/18/2022	13.92	.00		
ZEN COMMUNICATIONS LLC	IN9645	FACILITIES - TELEPHONE	03/02/2022	151.84	.00		
ALSCO INC	LGRA2601852	BUILDING - REP & MAINT - FLO	02/18/2022	50.80	.00		
ALSCO INC	LGRA2604556	BUILDING - REP & MAINT - FLO	02/25/2022	50.80	.00		
Total FACILITIES:				9,704.62	1,340.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
HOME DEPOT CREDIT SERVICE	7010440	CAPITAL PROJECTS - OLD HIG	02/09/2022	324.61	.00		
PLAZA REPROGRAPHICS	282535	CAPITAL PROJECTS - OLD HS -	02/21/2022	200.00	.00		
TAYLOR FENCE COMPANY /	G55351	FACILITIES - FENCE RENTAL -	02/17/2022	48.60	.00		
TAYLOR FENCE COMPANY /	G55352	FACILITIES - FENCE RENTAL -	02/17/2022	248.40	.00		
TAYLOR FENCE COMPANY /	G55353	FACILITIES - FENCE RENTAL -	02/17/2022	38.40	.00		
TAYLOR FENCE COMPANY /	G55381	FACILITIES - FENCE RENTAL -	02/22/2022	350.00	.00		
A, J & G TREE SERVICE	224	TREE REMOVAL - MIGRANT SE	02/16/2022	1,700.00	.00		
J-U-B ENGINEERS	0150097	CAPITAL PROJECTS - USDA GR	02/07/2022	233.00	.00		
J-U-B ENGINEERS	0150097	CAPITAL PROJECTS - OLD HS A	02/07/2022	1,143.20	.00		
J-U-B ENGINEERS	0150097	CAPITAL PROJECTS - OLD HS -	02/07/2022	846.90	.00		
ALPINE BANK CC	BC FEB 3152 -	CAPITAL PROJECTS - OLD HIG	02/18/2022	179.90	.00		
ALPINE BANK CC	BC FEB 3152 -	CAPITAL PROJECTS - OLD HIG	02/18/2022	45.94	.00		
ALL STAR ENVIRONMENTAL SE	21-051.5REV	SITE REMEDIATION - OLD PALI	03/01/2022	111,045.18	.00		
Total :				116,404.13	.00		
Grand Totals:				226,777.54	3,927.71		

Finance Director: 
 (Finance Department Review and Approval for Payment)

Date: 3/3/2022

Town Manager: 
 (Administrative Review and Approval for Payment)

Date: 3.3.2022

Mayor: _____
 (Board of Trustees Review and Approval for Payment)

Date: _____

Town Clerk: _____
 (Document Recorded)

Date: _____

Report Criteria:

- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- Invoice Detail.Input date = 02/17/2022-03/02/2022



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
February 22, 2022**

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 6:00 pm by Mayor Greg Mikolai with Trustees present: Jamie Sommerville, Susan L’Hommedieu, Ellen Turner, Bill Carlson, Nicole Maxwell, and Mayor Pro-Tem Thea Chase. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development (CD) Director Brian Rusche, Utilities Director Matt Lemon, Finance Director Travis Boyd, and Police Chief Jesse Stanford.

AGENDA ADOPTION

Motion #1 by Trustee Maxwell, seconded by Trustee Turner, to approve the agenda as amended to add Resolution 2022-05 entitled “A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Supporting the Grant Application for a Middle Mile Broadband Grant From the Department of Local Affairs,” and Resolution 2022-06 entitled “A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Supporting the Grant Application for a Grant From the Colorado Office of Economic Development and International Trade (OEDIT) for Fruit & Wine Byway Wayfinding Signs” as items B and C (respectively) under New Business.

A voice vote was requested
Motion carried unanimously

PUBLIC COMMENT

Paola Legarre, Owner of Sage Creations (3555 E Road) & the lot at 223 Main Street in Palisade, came before the Board to express her desire to have the parklet in front of her lot at 223 Main Street moved. Ms. Legarre passed out a letter and pictures of the property.

NOTE: A copy of the handout will be a permanent attachment to these minutes.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson congratulated the Board for reaching the demolition phase of the old Palisade High School project.

She went on to address the concerns expressed by Ms. Legarre during public comment. Town Manager Hawkinson stated that the parklets were built as modulars so that moving them in the future would be possible. Staff will be working with Ms. Legarre and surrounding businesses to reach a solution.

Town Finance Director Travis Boyd discussed sales tax collection for special events and why the State of Colorado is responsible for collecting all sales tax, including the Town of Palisade’s sales tax.

Town Manager Hawkinson finished her report by requesting permission from the Board to work with the Child and Migrant Center to improve the landscaping, which they are in dire need of assistance with. ***The consensus of the Board is to authorize staff to utilize \$3,000.00 from the Parks Fund and General Fund to build the Child and Migrant Center a new shade structure, purchase a new BBQ grill, and lay crushed granite in the rear area of their facility.***

CONSENT AGENDA

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board members may ask that an item be removed from the Consent Agenda for individual consideration.

- **Expenditures**
Approval of Bills from Various Town Funds – February 4, 2022 – February 16, 2022
- **Minutes**
 - Minutes from the February 8, 2022, Regular Board Meeting
- **Resolution 2022-04**
“A Resolution of the Board of Trustees for the Town of Palisade, Colorado, Amending the Time for the Tourism Advisory Board Meetings for the Town of Palisade, Colorado.”

Motion #2 by Trustee Turner, seconded by Mayor Pro-Tem Chase, to approve the consent agenda as presented.

A roll call vote was requested.

Yes: Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell

No:

Absent:

Motion Carried.

PUBLIC HEARING I

PRO 2022-6 Cope Setback Variance

Mayor Mikolai opened the public hearing at 6:19 pm.

CD Director Rusche reviewed his staff report citing the findings of fact and staff recommendations.

The Town of Palisade has received a request for a variance from Section 5.03.E – Table 5.6 of the Palisade Land Development Code (LDC) to allow for a ten (10) foot front yard setback where twenty (20) feet is required, for the property located on the east side of North River Road, north of East Third Street (Parcel # 2937-091-00-042), as applied for by Colorado Land Advisor, on behalf of the owner Rachel Cope, pursuant to Section 4.12 of the LDC.

Section 4.17.F. Variance Findings of Fact:

NO VARIANCE SHALL BE APPROVED BY THE BOARD OF ADJUSTMENT UNLESS ALL OF THE FOLLOWING FINDINGS ARE MADE:

1. **There are exceptional conditions pertaining to the particular piece of property in question because of its shape, size, or topography that are not applicable to other lands or structures in the same district [or there is a peculiar characteristic of an establishment which makes the parking and/or loading requirements of this LDC unrealistic];**

There are exceptional conditions pertaining to this piece of property because of its triangular shape, narrow depth, and the topography of the hillside adjacent to the river.

The site is uniquely constrained by its narrow dimensions and the limited construction area beyond the crest of the steep slope along the Colorado River. A slope stability engineering analysis from Huddleston Berry Engineering completed in 2017 indicates that the proposed construction is not expected to cause any adverse impacts. However, the report recommends that the structure foundations be set back from the crest of the slope a minimum of 10 feet.

Additionally, automatic irrigation should be extremely limited. Staff recommends that the applicant adheres to all the recommendations in the Huddleston Berry Report attached to this staff report. The applicant shall also retain Huddleston Berry to provide materials testing, special inspections, and engineering oversight during all phases of the construction as recommended by the report.

2. **Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.**

Granting the variance requested will not confer upon the applicant any special privilege.

The property is zoned Mixed Use (MU), which permits residential development. As noted above, the site is uniquely constrained by the narrow dimensions and the limited construction area beyond the crest of the steep slope. While other properties to the north slope to the river, this property is the narrowest. The owner's representative has compiled a survey of existing front yard setbacks along North River Road and adjacent streets (see attached project report). This analysis shows several properties with residential uses having setbacks less than the standard 20 feet. This indicates that a residential use can be viable with a reduced setback in this neighborhood and that the owner would not be receiving a special privilege because of the requested variance.

3. **A literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.**

A literal interpretation of the code would deprive the applicant of a rational solution for accomplishing development on the site.

The applicant desires to construct a residence and garage, with an ADU, on a site that is severely limited in size. Compliance with the required building setbacks would, for all purposes, eliminate any future development on the site. The setback of 20 feet along the front would require new construction to encroach beyond the crest of the steep slope and within the existing drainage easement. The variance allows construction on stable land closer to the property lines. Although the buildings would be 10 feet from the surveyed property line, they would be at least 26 feet from the street pavement surface.

The purpose of the variance procedures, as outlined by the Land Development Code, are to provide a process to grant limited relief to the "strict application" of the Land Development Code that would result in exceptional or practical difficulty or hardship. The construction that is proposed would not be possible without relief from the building setbacks that would otherwise apply.

4. The requested variance will be in harmony with the purpose and intent of this LDC and will not be injurious to the neighborhood or to the general welfare.

The requested variance and proposed residence will be in harmony with the purpose and intent of the LDC and will not be injurious to the neighborhood or to the public.

The front yard setback of 20 feet is due, in part, to the likelihood of parking in front of a residence in a conventional neighborhood layout. The proposed layout for this property turns the garage entrance to avoid having vehicles back into North River Road. As noted earlier, other structures along the east side of North River Road have setbacks less than the current requirement of 20 feet, which does not appear to impact their use for residential purposes.

There is sufficient right-of-way along North River Road for improvements that are anticipated to be constructed at some point in the future. This further increases the distance from the residence to the current edge of the road and in line with other structures along the road.

A “neighborhood meeting” was held on January 5, 2022, to discuss the proposal and answer any questions prior to the public hearing on the variance. Notes from this meeting are attached.

Overall, the group in attendance was supportive of the project

In addition, the application is consistent with the following purposes as outlined under Section 1.01 D of the Land Development Code:

- to preserve and enhance the integrity, stability, and livability of residential neighborhoods;
- maintain property values by stabilizing expectations and ensuring predictability in development;
- balance the protection of community and neighborhood resources with the need to promote the economic development and protect individual property rights;
- and establish a process that effectively and fairly applies the regulations and standards of the Land Development Code and respects the rights of property owners and the interests of citizens.

5. The special circumstances are not the result of the actions of the applicant.

The parcel configuration and physical constraints are not the results of the applicant.

In fact, there is evidence that a prior use was on this site long before the advent of the current zoning standards.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

The requested variance is the minimum necessary to use the land for a residential structure allowed by the zone.

The improvements would meet all other standards of the Land Development Code, except for one, due to the limitations that result because of the physical hardships of the property.

Applicant Jeffrey Flemming with Colorado Land Advisor and property owner Rachael Cope gave a presentation of the request and referred to the application materials included in the packet.

Mayor Mikolai opened the hearing to public comment.

Kris Frazier, 573 Milliman Street, Palisade, expressed concern over the proximity of the proposed structures to the riverbank.

Mayor Mikolai opened the hearing to Board comments.

Trustee Maxwell responded to Mr. Frazier's concern, stating that the applicant has worked with an engineer to ensure she can build safely where structures are proposed. *Trustee Somerville* added that he agrees with the concern but that this application does not pertain to that side of the property and cannot be considered in regard to this application.

Trustee Somerville went on to request clarification on Mesa County right-of-way on North River Road and the access where structures and concrete are being proposed.

Trustee L'Hommedieu identified her concern about building a structure so close to the narrow turn on North River Road. CDD Rusche noted that the house would be as far away from the turn as possible (toward Second Street).

Trustee Carlson asked for verification of where the easement for water flow is currently at. Mr. Flemming showed the Board where the concrete storm drain is located on the drawings included in the packet.

Mayor Pro-Tem Chase complimented the thoroughness of the application, the neighborhood meeting, and the survey of the neighborhood setbacks.

Mr. Flemming addressed the safety concerns of the public and the Board.

Motion #3 by Trustee L'Hommedieu, seconded by Trustee Turner to approve *PRO-2022-6 Cope Setback Variance*, finding that the criteria of Section 4.17.F have been met and that, as a condition of variance approval, construction shall adhere to the recommendations in the Geotechnical Investigation conducted by Huddleston Berry Engineering, Testing.

A roll call vote was requested.

Yes: Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L'Hommedieu, Trustee Maxwell, Mayor Mikolai

No:

Absent:

Motion carried.

Mayor Mikolai closed the public hearing at 6:43 pm.

NEW BUSINESS

Dump Truck Replacement

Utilities Director Matt Lemon described the complications that the Town's current dump truck is having, and while he appreciates the work and time that the Town Mechanic has been putting into the truck, it is safer and more cost-effective to purchase a newer vehicle.

Motion #4 by Trustee Turner, seconded by Trustee Somerville, to authorize staff to purchase a replacement dump truck not to exceed \$35,000.00 with 50% of the amount coming from the Water Fund and 50% coming from the General Fund (Streets).

A roll call vote was requested.

Yes: Trustee Somerville, Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner,

No:

Absent:

Motion carried.

Resolution 2022-05 supporting DOLA Grant Application

Town Manager Hawkinson announced that DOLA contacted her today and advised her of a grant opportunity for “middle-mile broadband” that is due no later than March 1, 2022.

Trustee Maxwell explained what middle-mile broadband is and how it would benefit the Town.

Motion #5 by Trustee Maxwell, seconded by Trustee Turner to approve Resolution 2022-05 supporting the DOLA grant application for middle-mile broadband.

A roll call vote was requested.

Yes: Mayor Pro-Tem Chase, Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville

No:

Absent:

Motion carried.

Resolution 2022-06 supporting OEDIT Grant Application

Town Manager Hawkinson explained that the Tourism Advisory Board (TAB) would like to submit a grant application for wayfinding signs for the Fruit & Wine Byway and that the matching funds required by the grant would come from TAB’s budget.

Motion #6 by Trustee Maxwell, seconded by Trustee Turner to approve Resolution 2022-06 supporting the OEDIT grant application for Fruit & Wine Byway wayfinding signs.

A roll call vote was requested.

Yes: Trustee Carlson, Trustee L’Hommedieu, Trustee Maxwell, Mayor Mikolai, Trustee Turner, Trustee Somerville, Mayor Pro-Tem Chase

No:

Absent:

Motion carried.

The consensus of the Board is to direct Trustee maxwell, Trustee Turner, and Town Manager Hawkinson to seek additional funding for broadband from Mesa County.

OPEN DISCUSSION

Trustee Maxwell inquired about the timeline for Conditional Use Permits and their required start dates. *The Board directed staff to bring information/updates regarding CUPs and project start times to a future Board meeting.* Trustee Maxwell went on to inquire about the future of the skatepark and the proposed half-pipe that was discussed in the early stages of the skatepark design. *Staff was directed to*

put up a fence or other safety structure for the immediate needs of the area and then to look into cost estimates and design possibilities for the 2023 budget.

Trustee Turner asked that Code Compliance begin looking at alleyway properties that have been out of compliance with the Town Code regarding clutter and property maintenance.

Trustee L'Hommedieu commended the Palisade Police Department for going above and beyond with school kids and the "lunch with a cop" program.

Trustee Carlson complimented the Fire Department and the recent awards banquet. He went on to admire the work of Parks Director Troy Ward in continuing his effort to clean up Russian Olive at Riverbend Park.

Mayor Pro-Tem Chase encouraged the Board to review the op-ed in the Daily Sentinel today about the concept of social enterprise.

Mayor Mikolai announced his approval of seeing the demolition of the old Palisade High School begin, and commented that the demo crew is doing a first-rate job.

COMMITTEE REPORTS

Board members briefly explained the various meetings they had recently attended.

ADJOURNMENT

Motion #7 by Trustee Somerville, seconded by Trustee L'Hommedieu to adjourn the meeting at 7:18 pm.

A voice vote was requested.
Motion carried unanimously.

X

Greg Mikolai
Mayor

X

Keli Frasier
Town Clerk



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
March 1, 2022**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Riley Parker with Commissioners present: Penny Prinster, Andy Hamilton, David Hull, and Vice-Chair Stan Harbaugh. Commissioner Charlotte Wheeler was 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 Harbaugh to approve the agenda as presented.

A voice vote was requested
Motion carried unanimously

APPROVAL OF MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Harbaugh, to approve the Minutes from the January 18, 2022, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested
Motion carried unanimously

PUBLIC COMMENT

None was offered.

PUBLIC HEARING, I

PRO 2022-5, LINCOLN WOODWORKS REZONE LOCATED AT 119 N. BOWER STREET, PARCEL # 2937-091-00-112 LOCATED AT 119 N. BOWER STREET, PARCEL # 2937-091-00-112

Chair Parker opened the public hearing at 6:06 pm.

Community Development Director (CDD) Rusche reviewed his staff report, clarifying the findings of fact, and recommendation of approval. Mr. Rusche referenced the following sections of the Land Development Code:

Section 4.02.E. Approval Criteria:

NO REZONING MAY BE APPROVED BY THE TOWN BOARD UNLESS ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:

1. Consistency with the adopted plans and policies of the Town;

The Comprehensive Plan – Future Land Use Map (2007) designates the subject property as commercial, which is reflected by its current zoning. However, it also designated the existing location of Lincoln Woodworks as commercial, despite its existing industrial zoning.

The Light Industrial zone is established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist (Section 5.04.C – LDC).

There is very little industrial property within the Town limits. In fact, this building appears to be the largest building available in Town for any kind of industrial use. The Land Development Code (LDC) has been amended since the 2007 plan to limit the intensity of industrial uses within the Town. The proposed zone change would allow for the transition of the Food Bank building to a viable, homegrown industry that has successfully operated in the exact same neighborhood for over a decade.

2. Suitability of the subject property for uses permitted by the current versus the proposed district;

The Light Industrial zone is established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist (Section 5.04.C – LDC).

The subject property is surrounded by other commercial/industrial uses (including the existing location of Lincoln Woodworks) and has access to two streets. The building was constructed in 1972 and has been used by the Food Bank of the Rockies since 2012. Significant improvements to the site were made by the Food Bank as part of their approval in 2012.

The building has approximately 29,096 square feet of heated area. This is over five times as large as the existing location of Lincoln Woodworks in Palisade (they must rent additional space throughout the Grand Valley). The proposed relocation would allow the business to consolidate with room to grow. One of the primary concerns with the Food Bank operation was the increase in truck traffic because of the increased demand for their services. The proposed relocation of Lincoln Woodworks would reduce the overall truck traffic, as their business is differentiated by having smaller and less frequent deliveries to and from the site.

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;

There is very little industrial property within the Town limits. In fact, this building appears to be the largest building available in Town for any kind of industrial use. The Land Development Code (LDC) has been amended since the 2007 plan to limit the intensity of industrial uses within the Town.

The proposed zone change would allow for the transition of the Food Bank to a viable, home-grown industry that has successfully operated in the exact same neighborhood for over a decade.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;

Unlike a residential use, an industrial use does not impact school enrollment or parks and recreation facilities. The site is accessible from North River Road and Bower Avenue. The building is currently a warehouse use, and any interior improvements would have to be done to current building codes.

Utilities are already provided to the building. There is existing parking on this site that is shared with the current location of Lincoln Woodworks, so that arrangement would now become more formal due to the sale of the building to Lincoln.

5. It has been determined that the legal purposes for which zoning exists are not contravened;

The legal purposes for which zoning exists are not contravened by this request. The applicant has been up front about their intentions for the property and even hosted a “neighborhood meeting” on January 27, 2022, to discuss their plans with the neighborhood.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and

Adjoining property will not be adversely affected by this development. As compared to the current use,

which certainly provides a benefit to the community, the proposed use will have less impact while allowing for continued beneficial use of this large space. The Food Bank made significant upgrades to the property to bring the site into conformance with the LDC, including landscaping, that will be maintained by the new owner. The industry currently operates next door with little discernable impact upon the neighbors.

7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The public would benefit from the consolidation of a viable, home-grown industry being able to remain in Palisade.

Applicant Curt Lincoln (683 38 3/8 Road Palisade, CO 81526) explained that he has been at the neighboring location for 13 years. They purchased the building at 119 N Bower Street and currently lease the building to the Food Bank. He stated that the Food Bank will be in the facility until December 2022. Mr. Lincoln said they plan to make interior renovations rather than to the exterior structure. This location will allow them to be in one facility larger than the 12,000 square feet they currently use in three different locations. They held an informal meeting for the neighboring property owners at the Ordinary Fellow.

Public Comment

James Cole (188 E 2nd Street, Palisade, CO). He expressed his support for the rezone. He did feel that there would be less truck traffic and would like to see no more access on Bower for truck traffic.

Chair Parker opened the hearing to Commissioner comment.

Commissioner Hull inquired about the truck traffic and how the change would impact the number of trucks delivering goods. Mr. Lincoln noted that bringing their locations under one roof will reduce truck traffic from their existing location next door.

Chair Parker commented that the truck traffic would significantly be reduced with the Food Bank no longer operating out of the location.

Vice-Chair Harbaugh questioned the code change regarding the Food Bank continuing to operate there and if they would be complying to the code change. Director Rusche responded that since they operated before the code change, they remain compliant.

Motion #3 by Commissioner Prinster, seconded by Commissioner Hull, to recommend approval of Pro 2022-5 – Lincoln Woodworks rezone – rezone property at 119 N. Bower Street to Light Industrial.

A roll call vote was requested.

Yes: Vice-Chair Harbaugh, Commissioner Prinster, Commissioner Hull, Commissioner Hamilton, Chair Parker.

No:

Absent: Commissioner Wheeler

Motion Carried.

Chair Parker closed the public hearing at 6:26 pm.

PUBLIC HEARING II

PRO 2022-7, TALLANT BED AND BREAKFAST CONDITIONAL USE PERMIT (CUP) LOCATED AT 3819 NORTH RIVER ROAD, PARCEL # 2937-091-00-051

Chair Parker opened the public hearing at 6:27 pm.

CDD Rusche reviewed his staff report, clarifying the findings of fact, and recommendation of approval. Mr. Rusche referenced the following sections of the Land Development Code:

LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

Bed and Breakfasts are governed by Section 7.03.C of the Land Development Code (LDC). This section was recently amended by Ordinance No. 2022-01 to allow for the use of accessory buildings on the same property as the primary residence in the operation of a bed and breakfast. The applicant has addressed these standards as follows (*response in italics*):

7.03.C. Bed and Breakfast

A bed and breakfast establishment is permitted subject to the following standards:

1. Either the owner or operator of the bed and breakfast must be a full-time resident of the property in which the bed and breakfast establishment is housed.

The owner and operator are full time residents of the main residence on the property.

2. No exterior evidence of the bed and breakfast shall be allowed, except for one (1) wall sign no larger than twelve (12) square feet or one (1) free-standing sign not to exceed four (4) square feet and not to exceed a height of four (4) feet. A larger sign may be applied for under the conditional use permit process as defined in Section 4.07.

Signage will be used according to regulations and town approval. (An application will follow if this CUP is approved.)

3. No food preparation, except beverages, is allowed within individual guestrooms. Meal service may be provided.

Breakfast service will be provided.

The applicant has submitted a floor plan for the accessory unit that will become the guestroom. There are no cooking facilities shown on this floor plan.

4. Preparation and service of food shall conform to all applicable regulations of the State of Colorado.

Breakfast service will conform with State of Colorado regulations. (Applicant understands that food preparation is not permitted in the ADU.)

5. All parking areas on property (except driveways) shall be behind any building lines and must be screened from the view of adjacent residences to a height of six (6) feet by a solid screening fence or dense shrubs and vegetation.

Ample gravel parking is within the property line and screened from adjacent residences by a 6' fence.

6. Parties, receptions, events or similar functions intended to draw in excess of two hundred (200) people shall require a Temporary Use Permit and shall be limited to a total of six (6) such functions per calendar year.

Nightly guests will be limited to six (four adults and two children). The B&B property will not be used for special events of a commercial nature.

CONDITIONAL USE PERMIT

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

Section 4.07.E. Conditional Use Permit Findings of Fact:

NO CONDITIONAL USE PERMIT SHALL BE APPROVED UNLESS THE FOLLOWING FINDINGS ARE MADE CONCERNING THE APPLICATION:

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

The application will not materially endanger the public health or safety.

The property is setback away from North River Road and has views of the Colorado River. Although the parcel is technically landlocked, access to the site is by means of a driveway within and easement for ingress and egress recorded in 1999 (Reception # 1882119). The site has sufficient space to accommodate the additional parking required for guests of the bed and breakfast.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

The application conforms to the standards and practices of sound land use planning.

The LDC requires a conditional use permit within the low-density residential zone for a bed and breakfast. The recently approved change to the LDC allows for the use of the accessory structure as part of the bed and breakfast, since it is on the same property as the primary residence. The standards for a bed and breakfast found in Section 7.03.C have been addressed.

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The application will not substantially injure the value of adjoining property or detrimental to their use.

The area along North River Road exhibits a mix of uses, including light industrial, commercial, and residential. This property has been used for a law office as well as an accessory dwelling unit (not at the same time) and the proposed bed and breakfast would replace these uses but would continue to have the same low-impact character as the previous uses. Adjacent to the property is the Palisade River House (311 Troyer), an approved short-term vacation rental (STVR).

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

The application will not adversely affect the adopted plans of the Town or violate the character of the adjacent properties.

As noted above, this neighborhood is a mix of uses and the exterior residential character of the subject property would remain unchanged. The applicant has indicated that the operation of a bed and breakfast would be beneficial to the Town's economy. Furthermore, the applicant indicates that the property owner or agent of the property owner will be on premises (as required by the LDC) to monitor guest compliance with house rules, including quiet hours.

Applicant Tammy Tallant (3819 North River Road, Palisade, CO) presented an application for a Conditional Use Permit for the purpose of operating a Bed and Breakfast located at 3819 North River Road (Parcel # 2937-091-00-051). She explained that she has been renting the property out on a month-to-month basis. She talked about how the Bed and Breakfast business would be more conducive to the property and they would operate it as resident business owners.

Chair Parker opened the hearing to public comment.

No public comment was offered.

Chair Parker opened the hearing to Commissioner comment.

Vice Chair Harbaugh asked how many rooms were going to be available for rent and if there were going to be separate parties renting the Bed and Breakfast at the same time. He also inquired about the parking requirements and how many existing spaces there are currently. Ms. Tallant stated that there would only be one group of guests at a time. Director Rusche clarified that it is considered only one unit and that four parking spaces are required and are provided.

Commissioner Hull asked if the approval would set a precedence for future Bed and Breakfast businesses in the Town of Palisade. Director Rusche stated no; each would need to be reviewed separately.

Motion #4 by Commissioner Prinster, seconded by Commissioner Hamilton, to recommend approval of PRO 2022-7 – Conditional Use Permit to operate a Bed and Breakfast at the property, located at 3819 North River Road (Parcel # 2937-091-00-051).

A roll call vote was requested.

Yes: Commissioner Prinster, Commissioner Hull, Commissioner Hamilton, Chair Parker, Vice-Chair Harbaugh

No:

Absent: Commissioner Wheeler

Motion Carried.

Chair Parker closed the public hearing at 6:45 p.m.

NEW BUSINESS

Comprehensive Plan update

CDD Rusche intends to advertise a request for a consultant to assist in March of 2022. He also indicated that he is applying for additional funding for this project.

ADJOURNMENT

Motion #7 to adjourn by Chair Parker at 6:49 p.m.

X

Riley Parker
Planning Commission Chairman

X

Shelley Kopasz
Administrative Assistant



PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: March 8, 2022
Presented By: Brian Rusche, Community Development Director
Department: Community Development
Re: PRO-2022-5, LINCOLN WOODWORKS REZONE

SUBJECT: PRO-2022-5, LINCOLN WOODWORKS REZONE, located at 119 N. Bower Street (Parcel # 2937-091-00-112).

SUMMARY: The Town of Palisade has received a request for a rezone of the property located at 119 N. Bower Street (Parcel # 2937-091-00-112). The property consists of approximately 2.15 acres with access from both Bower and North River Road. The property is currently zoned Commercial Business (CB), and the request is for Light Industrial (LI) zoning.

The rezoning procedure provides a process to make amendments to the Official Zoning Map of the Town of Palisade to reflect changes in public policy, changed conditions or to advance the welfare of the Town.

No rezoning may be approved by the Town Board unless all of the following criteria are satisfied (addressed within the staff report):

- 1. Consistency with the adopted plans and policies of the Town;**
- 2. Suitability of the subject property for uses permitted by the current versus the proposed district;**
- 3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;**
- 4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;**
- 5. It has been determined that the legal purposes for which zoning exists are not contravened;**
- 6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and**
- 7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.**

BOARD DIRECTION:

The **Planning Commission** conducted a Public Hearing on March 1, 2022 and having received testimony from the applicant and one other person, **forwards a recommendation of approval of the proposed rezone.**

SUGGESTED MOTION:

I move to **approve** PRO-2022-5, LINCOLN WOODWORKS REZONE, finding that the criteria of Section 4.02.E have been met.

ATTACHMENTS

Staff Report

Letter of Intent

Neighborhood Meeting Invitation

PRO 2022-5, LINCOLN WOODWORKS REZONE

LOCATED AT 119 N. BOWER STREET, PARCEL # 2937-091-00-112

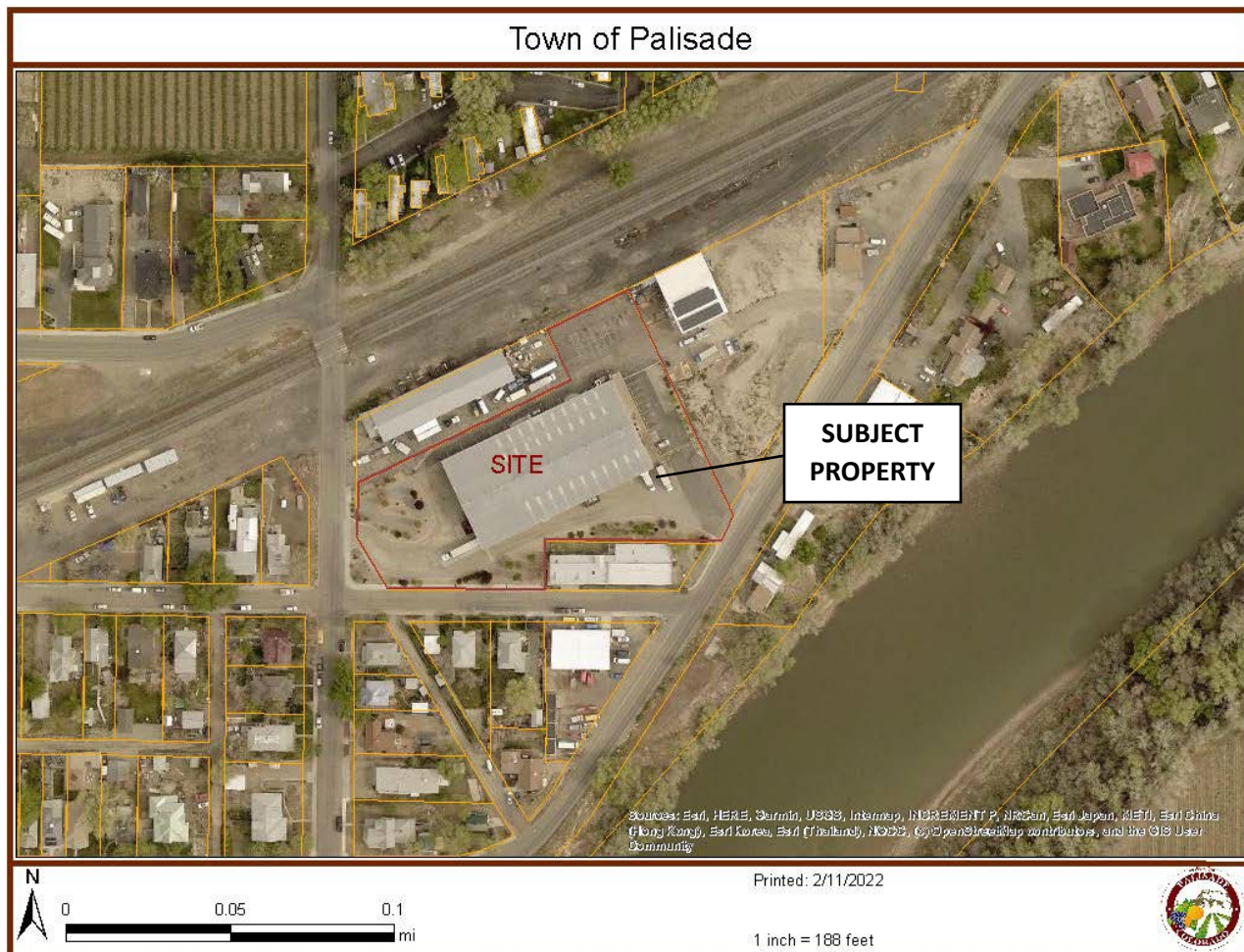
SUMMARY

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BACKGROUND

Lincoln Woodworks has operated next door (3810 N. River Road) to this property for the last 13 years and recently purchased the building from the Food Bank of the Rockies, who will be relocating to Grand Junction. The intent is for Lincoln Woodworks to consolidate its woodworking operation from three (3) existing locations throughout the valley to this one location.

The applicant has requested a change to the zoning to better suit the wood products manufacturing use, which is a permitted use within the proposed LI zone but requires a conditional use permit within the current CB zone. The existing operation is zoned Light Industrial.



LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

The rezoning procedure provides a process to make amendments to the Official Zoning Map of the Town of Palisade to reflect changes in public policy, changed conditions or to advance the welfare of the Town.

Section 4.02.E. Approval Criteria:

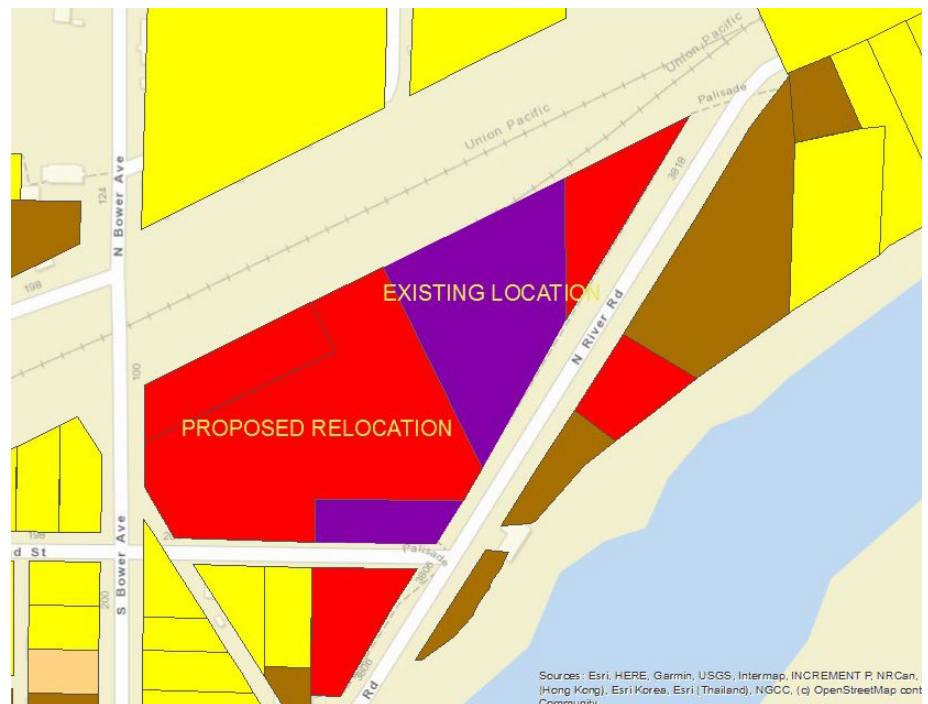
NO REZONING MAY BE APPROVED BY THE TOWN BOARD UNLESS ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:

1. Consistency with the adopted plans and policies of the Town;

The Comprehensive Plan – Future Land Use Map (2007) designates the subject property as commercial, which is reflected by its current zoning. However, it also designated the existing location of Lincoln Woodworks as commercial, despite its existing industrial zoning.

The Light Industrial zone is established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist (Section 5.04.C – LDC).

There is very little industrial property within the Town limits. In fact, this building appears to be the largest building available in Town for any kind of industrial use. The Land Development Code (LDC) has been amended since the 2007 plan to limit the intensity of industrial uses within the Town.



The proposed zone change would allow for the transition of the Food Bank building to a viable, home-grown industry that has successfully operated in the exact same neighborhood for over a decade.

2. Suitability of the subject property for uses permitted by the current versus the proposed district;

The Light Industrial zone is established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist (Section 5.04.C – LDC).

The subject property is surrounded by other commercial/industrial uses (including the existing location of Lincoln Woodworks) and has access to two streets. The building was constructed in 1972 and has been used by the Food Bank of the Rockies since 2012. Significant improvements to the site were made by the Food Bank as part of their approval in 2012.

The building has approximately 29,096 square feet of heated area. This is over five times as large as the existing location of Lincoln Woodworks in Palisade (they must rent additional space throughout the Grand Valley). The proposed relocation would allow the business to consolidate with room to grow.

One of the primary concerns with the Food Bank operation was the increase in truck traffic because of the increased demand for their services. The proposed relocation of Lincoln Woodworks would reduce

the overall truck traffic, as their business is differentiated by having smaller and less frequent deliveries to and from the site.

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town;

There is very little industrial property within the Town limits. In fact, this building appears to be the largest building available in Town for any kind of industrial use. The Land Development Code (LDC) has been amended since the 2007 plan to limit the intensity of industrial uses within the Town.

The proposed zone change would allow for the transition of the Food Bank to a viable, home-grown industry that has successfully operated in the exact same neighborhood for over a decade.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed use;

Unlike a residential use, an industrial use does not impact school enrollment or parks and recreation facilities. The site is accessible from North River Road and Bower Avenue. The building is currently a warehouse use, and any interior improvements would have to be done to current building codes. Utilities are already provided to the building. There is existing parking on this site that is shared with the current location of Lincoln Woodworks, so that arrangement would now become more formal due to the sale of the building to Lincoln.

5. It has been determined that the legal purposes for which zoning exists are not contravened;

The legal purposes for which zoning exists are not contravened by this request. The applicant has been up front about their intentions for the property and even hosted a “neighborhood meeting” on January 27, 2022, to discuss their plans with the neighborhood.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare; and

Adjoining property will not be adversely affected by this development. As compared to the current use, which certainly provides a benefit to the community, the proposed use will have less impact while allowing for continued beneficial use of this large space. The Food Bank made significant upgrades to the property to bring the site into conformance with the LDC, including landscaping, that will be maintained by the new owner. The industry currently operates next door with little discernable impact upon the neighbors.

7. It has been determined that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The public would benefit from the consolidation of a viable, home-grown industry being able to remain in Palisade.

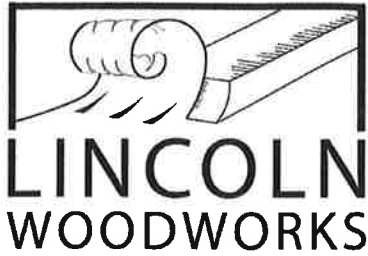
RECOMMENDATION ON THE REZONE

The Planning Commission conducted a Public Hearing on this request on March 1, 2022 and recommend approval of the requested zone change to the Board of Trustees, finding that the criteria of Section 4.02.E have been met.

ATTACHMENTS

Letter of Intent

Neighborhood Meeting Invitation



3810 North River Rd.
Palisade, CO 81526
Office 970-464-0467
curt@lincolnwoodworks.com
www.lincolnwoodworks.com

11/23/2021

Dear Town of Palisade,

This letter is to inform of Palisade know that Lincoln Land Company LLC (LLC), has purchased the property at 119 N. Bower (currently occupied by Food Bank of the Rockies, FBR). FBR is currently leasing this property from Lincoln Land Company LLC until their new larger facility in Grand Junction is completed. FBR's new facility is scheduled to be completed anytime between April and November of 2022. Once FBR is in its new facility, Lincoln Woodworks intends to consolidate its woodworking operation from 3 current locations into this one location at 119 N. Bower Palisade.

To better suite Lincoln Woodworking's intention of manufacturing wood products we request a rezoning from Commercial to Light Industrial. Light Industrial zoning is more appropriate to the intended use of this property per the towns land use codes.

Lincoln Woodworks has been operating at 3810 N. River Rd (neighboring property) for the last 13 years.

Thank you for your considerations.

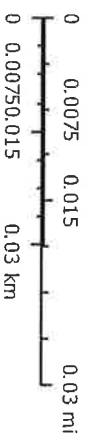
Curtis Lincoln

A handwritten signature in black ink that reads "Curtis Lincoln". The signature is written in a cursive style with a large, stylized "C" and "L".



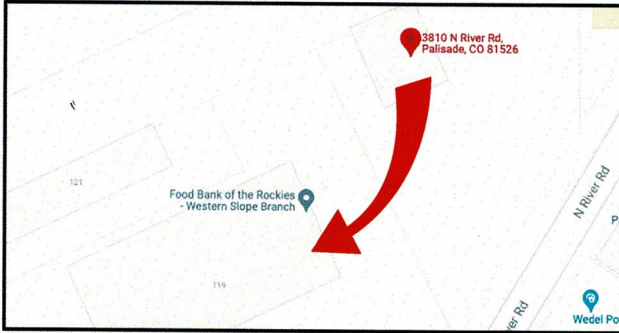
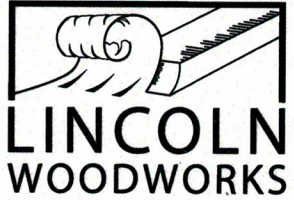
Mesa County Map

The Geographic Information System (GIS) and the components included in it, is a series of software, hardware, and data for planning and modeling. GIS is not intended or does not provide legal decisions. Information in the map of land and other information contained in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the intended uses, and subject to the limitations set forth in the disclaimer. The user assumes all responsibility for any and all damages, including consequential damages, which may result from the use of this information.



Print Date: November 23, 2021
Mesa County, Colorado
 GIS/IT Department

NEIGHBOR MEETING



**We are
MOVING
NEXT DOOR**

When: Thursday, January 27th

Time: 5pm-6:30pm

Where: The Ordinary Fellow Winery at 202 Peach Ave.

Lincoln Woodworks
3810 N River Rd.
Palisade, CO 81526

Come for Complimentary Wine & Discussion

LW is requesting a
change in zoning from
commercial to light
industrial.

***Come hear our plans
for this move!***

Brian Rusche- Town of
Palisade Community
Development Director
brusche@townofpalisade.org
(970) 464-5602

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2022-09**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO,
AMENDING THE ZONE DISTRICT MAP OF THE TOWN BY ZONING
CERTAIN PROPERTY KNOWN AS 119 N. BOWER STREET (MESA
COUNTY PARCEL NO. 2937-091-00-112) FROM COMMERCIAL
BUSINESS (CB) TO LIGHT INDUSTRIAL (LI) ZONE DISTRICT.**

WHEREAS, the Town of Palisade received an application to amend the zone district map for the Town for property located at 119 N. Bower Street, Palisade, Colorado legally described below and with a Mesa County Parcel No. 2937-091-00-112 (the “Property”) from Commercial Business (CB) to Light Industrial (LI) Zone District; and

WHEREAS, public notice has been given as required by Article 3, Section 3.08 of the Palisade Land Development Code; and

WHEREAS, said application was reviewed before the Planning Commission on March 1, 2022 as required by Article 4, Section 4.02 of the Palisade Land Development Code; and

WHEREAS, the Planning Commission has recommended to the Board of Trustees that it grant the applicant’s request to rezone the Property from Commercial Business (CB) to Light Industrial (LI) Zone District; and

WHEREAS, the Board of Trustees finds and determines that the applicants have provided sufficient evidence that the proposed amendment is desirable, based on the criteria set forth in Section 4.02 of the Land Development Code, and it desires to grant the request and rezone the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The zone district map of the Town of Palisade is hereby amended so as to provide that the Property located at 119 N Bower St in the Town of Palisade legally described below is zoned from Commercial Business (CB) to Light Industrial (LI) Zone District:

BEG S 40FT FR NW COR LOT 43 BLK 5 DELAPLAIN'S ADD TO TOWN OF PALISADE
SEC 9 11S 98W N 64DEG11'50SEC E 296.58FT N 26DEG01' W 73FT N 63DEG59' E
113.66FT S 25DEG05'07SEC E 313.87FT S 30DEG09' W 36.68FT W 216.79FT S 60FT W
193FT N 31DEG W 81FT N 62FT TO POB

**INTRODUCED, READ, PASSED, APPROVED AND ORDERED PUBLISHED BY
TITLE**, at the regular meeting of the Board of Trustees of the Town of Palisade, Colorado held
on March 8, 2022.

TOWN OF PALISADE, COLORADO

By: _____
Greg Mikolai, Mayor

ATTEST:

Keli Frasier, Town Clerk



PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: March 8, 2022
Presented By: Brian Rusche, Community Development Director
Department: Community Development
Re: PRO-2022-7, TALLANT BED AND BREAKFAST CUP

SUBJECT: PRO-2022-7, TALLANT BED AND BREAKFAST CONDITIONAL USE PERMIT, located at 3819 North River Road (Parcel # 2937-091-00-051).

SUMMARY: The Town of Palisade has received a request from Tammy Tallant for a Conditional Use Permit (CUP) to operate a Bed and Breakfast at the property located at 3819 North River Road (Parcel # 2937-091-00-051).

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

No conditional use permit shall be approved unless the following findings are made concerning the application (addressed within the staff report):

- 1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.**
- 2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.**
- 3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.**
- 4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.**

BOARD DIRECTION:

The **Planning Commission** conducted a Public Hearing on March 1, 2022 and having received testimony from the applicant and no other persons, **forwards a recommendation of approval of the requested conditional use permit (CUP).**

SUGGESTED MOTION:

I move to **approve** PRO-2022-7, TALLANT BED AND BREAKFAST CONDITIONAL USE PERMIT, finding that the criteria of Section 4.07.E have been met and with the following **condition:**

1) The applicant is responsible for obtaining all permits relating to the operation of a bed and breakfast, including but not limited to building permits, business and tax licenses, and health department inspections.

ATTACHMENTS

Staff Report

Letter of Intent

Site Plan, Floor Plan, Photos

PRO 2022-7, TALLANT BED AND BREAKFAST CONDITIONAL USE PERMIT (CUP)

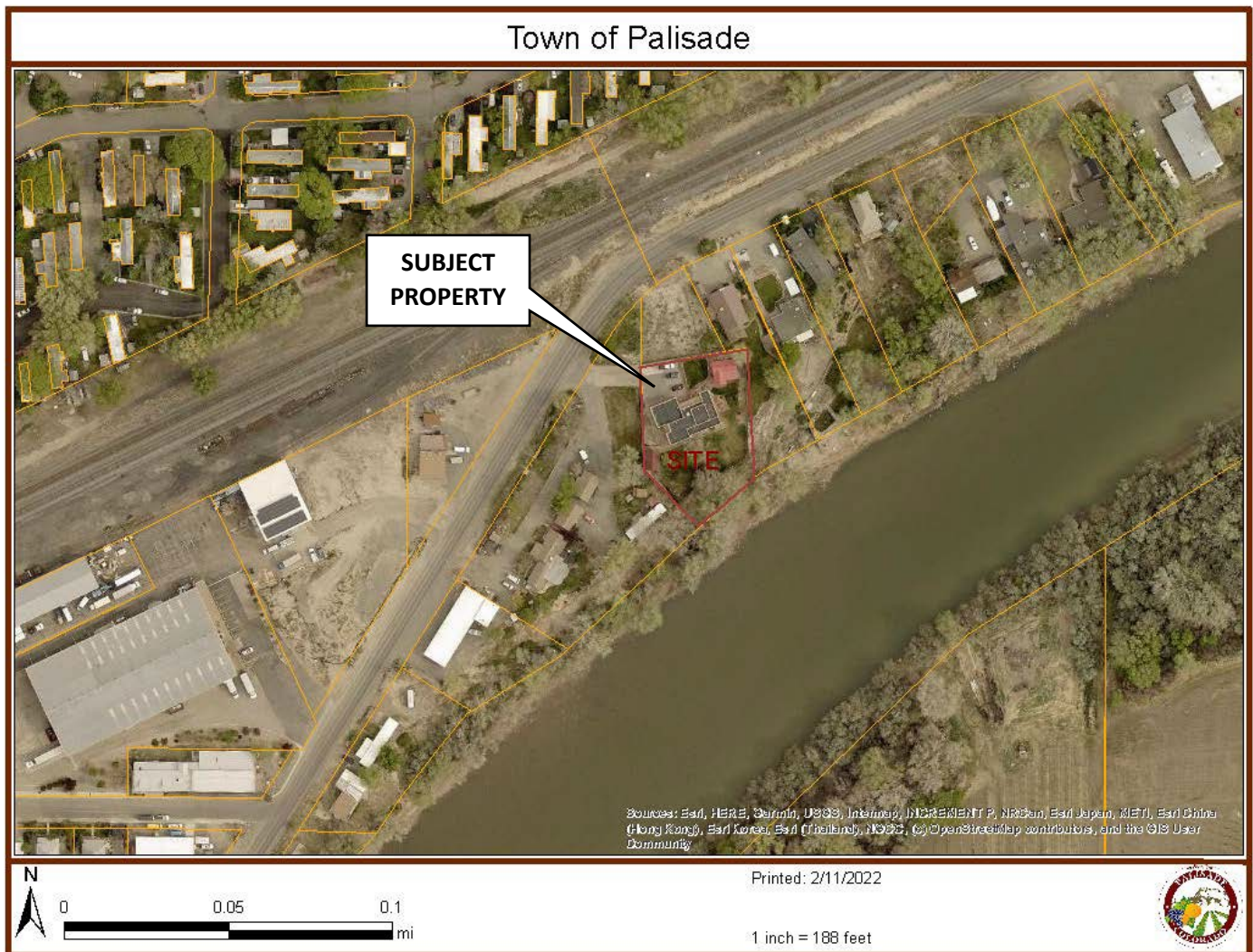
LOCATED AT 3819 NORTH RIVER ROAD, PARCEL # 2937-091-00-051

SUMMARY

The Town of Palisade has received a request from Tammy Tallant for a Conditional Use Permit (CUP) to operate a Bed and Breakfast at the property located at 3819 North River Road (Parcel # 2937-091-00-051).

BACKGROUND

The subject property at 3819 North River Road was purchased in July 2019 by Tammy Tallant. The property is zoned Low Density Residential (LDR). In addition to an approximately 1740 square foot single-family residence, it includes an approximately 520 square foot accessory dwelling unit (ADU). This unit was approved via CUP for use as a law office (PRO-2019-08) but the office has moved to a commercial location and the unit is currently being used as an ADU as originally designed in 2017. The owner now requests a Conditional Use Permit (CUP) to operate a bed and breakfast on the property.



LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

Bed and Breakfasts are governed by Section 7.03.C of the Land Development Code (LDC). This section was recently amended by Ordinance No. 2022-01 to allow for the use of accessory buildings on the same property as the primary residence in the operation of a bed and breakfast. The applicant has addressed these standards as follows (*response in italics*):

7.03.C. Bed and Breakfast

A bed and breakfast establishment is permitted subject to the following standards:

1. Either the owner or operator of the bed and breakfast must be a full-time resident of the property in which the bed and breakfast establishment is housed.

The owner and operator are full time residents of the main residence on the property.

2. No exterior evidence of the bed and breakfast shall be allowed, except for one (1) wall sign no larger than twelve (12) square feet or one (1) free-standing sign not to exceed four (4) square feet and not to exceed a height of four (4) feet. A larger sign may be applied for under the conditional use permit process as defined in Section 4.07.

Signage will be used according to regulations and town approval. (An application will follow if this CUP is approved.)

3. No food preparation, except beverages, is allowed within individual guestrooms. Meal service may be provided.

Breakfast service will be provided.

The applicant has submitted a floor plan for the accessory unit that will become the guestroom. There are no cooking facilities shown on this floor plan.

4. Preparation and service of food shall conform to all applicable regulations of the State of Colorado.

Breakfast service will conform with State of Colorado regulations. (Applicant understands that food preparation is not permitted in the ADU.)

5. All parking areas on property (except driveways) shall be behind any building lines and must be screened from the view of adjacent residences to a height of six (6) feet by a solid screening fence or dense shrubs and vegetation.

Ample gravel parking is within the property line and screened from adjacent residences by a 6' fence.

6. Parties, receptions, events or similar functions intended to draw in excess of two hundred (200) people shall require a Temporary Use Permit and shall be limited to a total of six (6) such functions per calendar year.

Nightly guests will be limited to six (four adults and two children). The B&B property will not be used for special events of a commercial nature.

CONDITIONAL USE PERMIT

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

Section 4.07.E. Conditional Use Permit Findings of Fact:

NO CONDITIONAL USE PERMIT SHALL BE APPROVED UNLESS THE FOLLOWING FINDINGS ARE MADE CONCERNING THE APPLICATION:

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

The application will not materially endanger the public health or safety.

The property is setback away from North River Road and has views of the Colorado River. Although the parcel is technically landlocked, access to the site is by means of a driveway within and easement for ingress and egress recorded in 1999 (Reception # 1882119). The site has sufficient space to accommodate the parking required for guests of the bed and breakfast (one per unit plus one per guest room per Table 10.1 of the LDC).

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

The application conforms to the standards and practices of sound land use planning.

The LDC requires a conditional use permit within the low-density residential zone for a bed and breakfast. The recently approved change to the LDC allows for the use of the accessory structure as part of the bed and breakfast, since it is on the same property as the primary residence. The standards for a bed and breakfast found in Section 7.03.C have been addressed.

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The application will not substantially injure the value of adjoining property or detrimental to their use.

The area along North River Road exhibits a mix of uses, including light industrial, commercial, and residential. This property has been used for a law office as well as an accessory dwelling unit (not at the same time) and the proposed bed and breakfast would replace these uses but would continue to have the same low-impact character as the previous uses. Adjacent to the property is the Palisade River House (311 Troyer), an approved short-term vacation rental (STVR).

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

The application will not adversely affect the adopted plans of the Town or violate the character of the adjacent properties.

As noted above, this neighborhood is a mix of uses and the exterior residential character of the subject property would remain unchanged. The applicant has indicated that the operation of a bed and breakfast would be beneficial to the Town's economy. Furthermore, the applicant indicates that the property owner or agent of the property owner will be on premises (as required by the LDC) to monitor guest compliance with house rules, including quiet hours.



RECOMMENDATION ON THE CONDITIONAL USE PERMIT

The Planning Commission conducted a Public Hearing on this request on March 1, 2022 and recommend approval of the requested conditional use permit (CUP) to operate a Bed and Breakfast at 3819 North River Road, to the Board of Trustees, finding that the criteria of Section 4.07.E have been met and with the following conditions:

1) The applicant is responsible for obtaining all permits relating to the operation of a bed and breakfast, including but not limited to building permits, business and tax licenses, and health department inspections.

ATTACHMENTS

Letter of Intent

Site Plan, Floor Plan, Photos

Conditional Use Permit (CUP) for River Rat Casita

- A pre-application conference was held on _____
- The proposed B&B guest house was already approved as an ADU by the Town of Palisade
- A CUP was granted in 2019 to use this area for a law office. Tammy Tallant Law, LLC has since moved her law office to a location on Main Street.

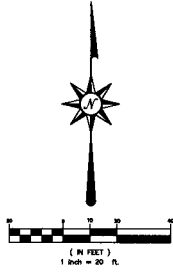
Applicant's responses for findings of facts necessary for the conditional use permit under Section 4.07 (E):

1. **Will this application materially endanger the public health or safety?** No. There are no safety issues with this business and property owner will be fully insured to maintain this business.
2. **Does the application meet all required specifications and conform to the standards and practices of sound land use planning and other applicable regulations?** Yes. The operation of a B&B containing only one guest house for one family (or one small group) will have no significant impact on the property zoning in the area, which includes light residential, mixed use, commercial and industrial zoning.
3. **Will this application substantially injure the value of adjoining or abutting properties or be detrimental to the use or development of adjacent properties or other neighborhood uses?** No. The Town of Palisade made this finding when it approved the CUP for a law office. The operation of a B&B containing only one guest house will have no significant impact on the property values or uses in the area which includes light residential, mixed use, commercial and industrial zoning. The addition of an accommodation for tourists is beneficial to the Town's economy as it allows more guests to stay in Palisade and spread commerce in Palisade. Property owner or agent of property owner will be on the premises to monitor guest compliance with house rules, which will include quiet hours and respect for the property and neighbors.
4. **Will the application adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties?** No. This application is consistent with the use of adjacent properties and does not impact adjacent properties in any manner different than its current use. The current use is a long-term rental.

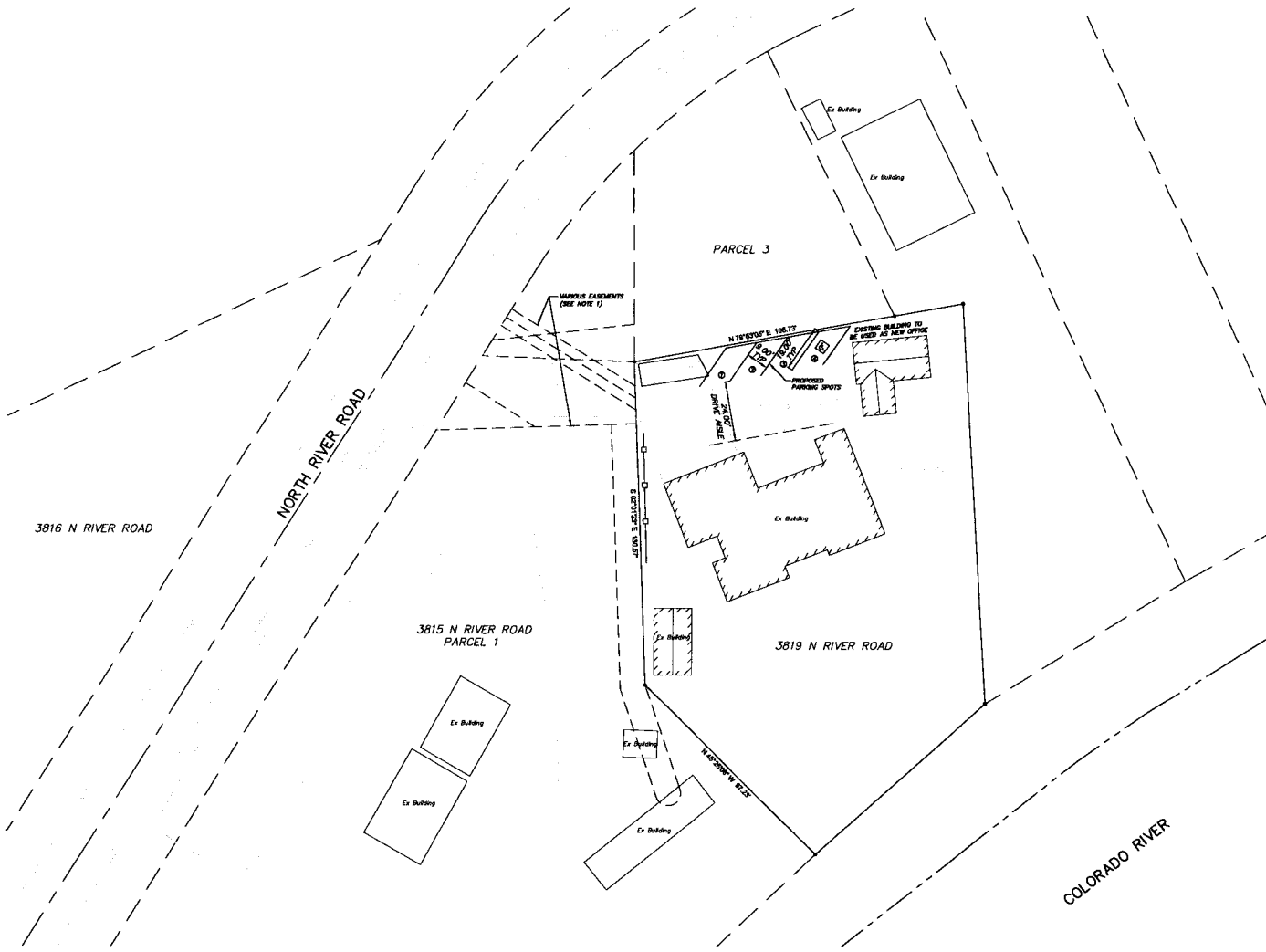
Bed and Breakfast Criteria and Representations pursuant to Section 7.03(B):

1. The owner and operator are full time residents of the main residence on the property.
2. Signage will be used according to regulations and town approval. (An application will follow if this CUP is approved.)

3. Breakfast service will be provided.
4. Breakfast service will conform with State of Colorado regulations. (Applicant understands that food preparation is not permitted in the ADU.)
5. Ample gravel parking is within the property line and screened from adjacent residences by a 6' fence.
6. Nightly guests will be limited to six (four adults and two children). The B&B property will not be used for special events of a commercial nature.



GENERAL NOTES:
 1. THIS PLAN IS NOT AN OFFICIAL SURVEY. SEE WEXEL BOUNDARY SURVEY BY MERRITT & L.L.C. AS RECORDED WITH THE NEVA COUNTY SURVEYORS OFFICE, BOOK 1, PAGE 191 FOR INFORMATION REGARDING PROPERTY LINES, EASEMENTS, ETC.
 2. THESE PLANS ~~DO NOT~~ ~~WERE~~ ENGINEERED BY C.J. DESIGN & DRAFTING, L.L.C. SEE SEPARATE COVERS BY OTHERS FOR ENGINEERING DATA.



DATE	REVISION	BY

CJ's DESIGN & DRAFTING, LLC
 ARCHITECTURAL • CIVIL • STRUCTURAL • SURVEY
 PHONE: 970-840-1827
 EMAIL: CMESTADRAFT@YAHOO.COM

SITEPLAN

DRAWN: C.M.
 CHECKED: C.M.

PREPARED FOR:
 TAMMY TALLANT
 3819 NORTH RIVER ROAD
 PALISADE, CO

SCALE: 1"=20'
 DATE: 04/28/2018
 PROJECT NO.: 18-4-1

SHEET NUMBER
C1
 SHEET 1 OF 1

© 2018 C.J. Design & Drafting, LLC



Mesa County Assessor - Real Property Public Information Retrieval

Ken Brownlee, Assessor

Dataview Updated: 1/17/2022

[Printer Friendly](#) [Back to Search](#)

Select Other Map

Property Information (Report Date: 1/17/2022)

Parcel Number: 2937-091-00-051
 Account Number: R023954
 Property Use: Residential
 Location Address: 3819 NORTH RIVER RD
 PALISADE, CO 81526
 Mailing Address: 3819 NORTH RIVER RD
 PALISADE, CO 81526
 Owner Name: TALLANT CHRISTOPHER SEAN
 Joint Owner Name: TALLANT TAMMY
 Neighborhood: Econ 23 M+B #18 (23.47)
 Associated Parcel: N/A
 Approx. Latitude: 39.112529
 Approx. Longitude: -108.345066

[TAC \(Tax Area Code\) Book](#)
[Manufactured Homes Purging Titles/Classifying to Real Property](#)
[Real Property Valuation F.A.Q.'s](#)



Date of Aerial Photo: 2019 & 2020

Legal Description

BEG INTERS OF E LI LOT 1 SEC 9 11S 98W WI S LI RR ROW SWLY ALG ROW 1164FT S 99FT FOR BEG S 1DEG58MIN E 246FT TO N BK COLO R N 54DEG51MIN E 157.85FT ALG R N 178FT S 80DEG06MIN W 133.4FT TO BEG

Tax Information

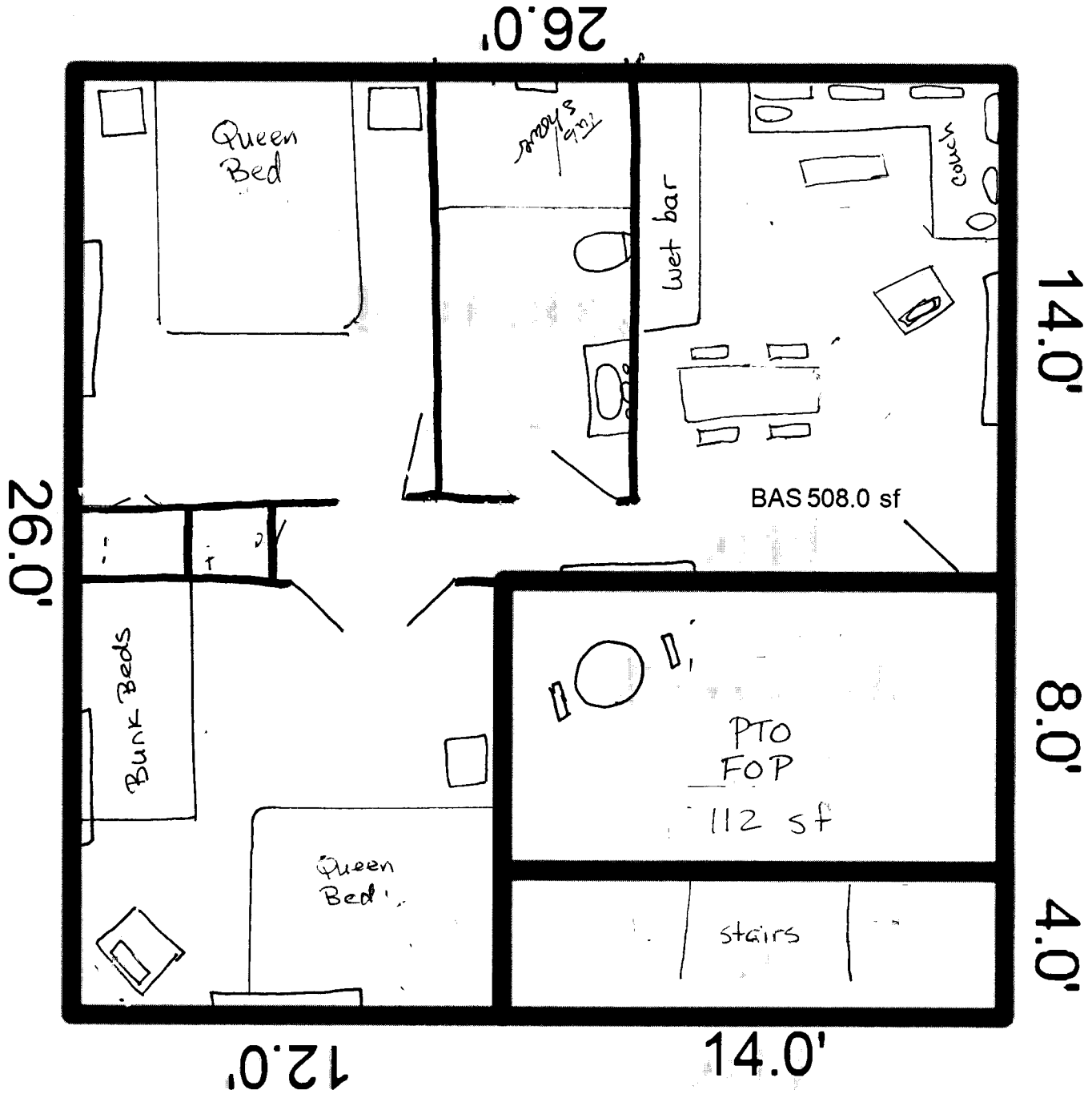
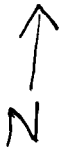
Year	Property Code	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	TAC Code	Mill Levy/1000	Water Assessment	Property Tax & Water
2021	1112_1212	\$409,880	\$65,000	\$474,880	\$29,310	\$4,650	\$33,960	14500	0.0798989	\$96.00	\$2,809.36
2020	1112_1212	\$442,490	\$65,000	\$507,490	\$31,640	\$4,650	\$36,290	14500	0.0783080	\$96.00	\$2,937.80

For tax bill [Click Here](#)

Taxing Authority Detail

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2021	COLORADO RIVER WATER CONSERVANCY	COLRW	14500	0.5010	\$33,960	\$17.01
2021	COUNTY - DEVELOP DISABLED	MCCCB	14500	0.2570	\$33,960	\$8.73
2021	COUNTY CAPITAL EXPEND (INACTIVE)	MCCAP	14500	0.0000	\$33,960	\$0.00
2021	COUNTY GENERAL FUND	MCGF	14500	9.7880	\$33,960	\$332.40
2021	COUNTY LEASE-PURCHASE JAIL (INACTIVE)	MCLP	14500	0.0000	\$33,960	\$0.00
2021	COUNTY ROAD & BRIDGE-1/2 LEVY	MCRBS	14500	0.0113	\$33,960	\$0.38
2021	COUNTY TRANSLATOR TV FUND	MCTV	14500	0.0280	\$33,960	\$0.95
2021	GRAND RIVER MOSQUITO CTRL	GRMCD	14500	1.3210	\$33,960	\$44.86
2021	GRAND VALLEY DRAINAGE DIST	GVDD	14500	1.8150	\$33,960	\$61.64
2021	LIBRARY DISTRICT	LIBR	14500	3.0430	\$33,960	\$103.34
2021	MESA CNTY ROAD & BRIDGE-PALISADE	PALRB	14500	0.0166	\$33,960	\$0.56
2021	MESA COUNTY	MCCNT	14500	0.0000	\$33,960	\$0.00
2021	SCHOOL DIST# 51 2004 OVERID	SD51006	14500	1.8970	\$33,960	\$64.42
2021	SCHOOL DIST# 51 2017 OVERRIDE	SD510_17	14500	3.0820	\$33,960	\$104.66
2021	SCHOOL DIST# 51 BOND	SD51B	14500	11.0280	\$33,960	\$374.51
2021	SCHOOL DIST# 51 GENERAL	SD51	14500	25.3050	\$33,960	\$859.36
2021	SCHOOL DIST# 51 OVERRIDE 96	SD51O	14500	2.5330	\$33,960	\$86.02
2021	SOCIAL SERVICES	MCSS	14500	1.6860	\$33,960	\$57.26
2021	TOWN OF PALISADE	PALIS	14500	17.5000	\$33,960	\$594.30
2021	UPPER GRAND VALLEY PEST	UP	14500	0.0870	\$33,960	\$2.95
				Total Mill:	79.8989	Total Tax: \$2,713.36

[Tax Authority Contact Information](#)







PALISADE BOARD OF TRUSTEES Agenda Item Cover Sheet

Meeting Date: March 8, 2022

Presented By: Brian Rusche, Community Development Director

Department: Community Development

Re: DOLA Grant Request for Innovative Housing Strategies Planning

SUBJECT: RESOLUTION 2022-07 SUPPORTING THE GRANT APPLICATION FOR AN INNOVATIVE HOUSING STRATEGIES GRANT FROM DOLA

SUMMARY: The Colorado Department of Local Affairs (DOLA), with funding from House Bill 21-1271, offers state assistance to local governments to promote the development of innovative affordable housing strategies in a manner that is compatible with best local land use practices. The Town of Palisade is embarking on an update to the 2007 Palisade Comprehensive Plan, thanks in part to an Energy Impact Assistance Fund (EIAF) grant. The Community Development Director has reached out to DOLA regarding the housing component of the Comprehensive Plan and learned that this funding source is available to supplement the EIAF grant. The Innovative Housing Strategies Planning Grant Program provides grants to local governments to help them better understand their housing needs and adopt policy and regulatory strategies in order to promote the development of affordable housing.

The grant request is for \$45,000. A minimum 25% local match is required, which would be \$15,000, for a total project cost of \$60,000. The Community Development Director has met with representatives from DOLA regarding this request and would like support from the Board to proceed with an application. If the grant is approved, the matching funds of \$15,000 will be taken from the existing budget or appropriated if necessary and a Request for Qualifications and/or Proposals (RFQ/P) will be prepared to obtain a consultant or team of consultants to aid in the preparation of necessary updates.

BOARD DIRECTION: Adopt Resolution 2022-07.

TOWN OF PALISADE, COLORADO
RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO SUPPORTING THE GRANT APPLICATION FOR AN INNOVATIVE HOUSING STRATEGIES PLANNING GRANT FROM THE DEPARTMENT OF LOCAL AFFAIRS

WHEREAS, the Town of Palisade is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Department of Local Affairs; and

WHEREAS, the Town of Palisade has requested \$60,000 (\$45,000 from the Department of Local Affairs, and \$15,000.00 match from the Town of Palisade) for an Innovative Housing Strategies Planning Grant funded by House Bill 21-1271 (the "Grant") for assistance in understanding housing needs and developing policy strategies related to housing, as housing is a key component of the update to the 2007 Palisade Comprehensive Plan (the "Project"); and

WHEREAS, the Board of Trustees of the Town of Palisade supports the Grant application for the Project, and if the Grant is awarded, the Town of Palisade supports the completion of the Project.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO THAT:

- Section 1: The Board of Trustees of the Town of Palisade strongly supports the Grant application and has appropriated matching funds for a grant with the Department of Local Affairs.
- Section 2: If the Grant is awarded, the Board of Trustees of the Town of Palisade strongly supports the completion of the Project.
- Section 3: The Board of Trustees of the Town of Palisade authorizes the expenditure of funds necessary to meet the terms and obligations of any Grant awarded.
- Section 4: If the Grant is awarded, the Board of Trustees hereby authorizes the Mayor to sign the Grant agreement with the Department of Local Affairs.
- Section 5: This Resolution to be in full force and effect from and after its passage and approval

RESOLVED, APPROVED, and ADOPTED this 8th day of March 2022.

TOWN OF PALISADE, COLORADO

(Seal)

Greg Mikolai, Mayor

ATTEST:

Keli Frasier, Town Clerk