



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

February 22, 2022

6:00 pm Regular Meeting

Live stream of the meeting may be viewed at:
https://youtu.be/-Nnp_BCt4o8

I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ADOPTION

V. 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.

VI. 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.*

VII. TOWN MANAGER REPORT

- **Sales Tax Collection at Events**

VIII. 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 4, 2022 – February 16, 2022

B. Minutes

- Minutes from February 8, 2022, Regular Board of Trustees Meeting

C. Resolution 2022-04

A Resolution of the Board of Trustees for the Town Of Palisade, Colorado, amending the date and time of the Tourism Advisory Board meetings.

IX. PUBLIC HEARING I**A. PRO 2022-6 Cope Setback Variance**

Serving as the Board of Adjustment for the Town of Palisade, the Board of Trustees will consider an application for a variance from 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.

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*

X. NEW ITEMS**A. Dump Truck Replacement**

The Board of Trustees will consider approving the purchase of a new dump truck for the Utilities Department.

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

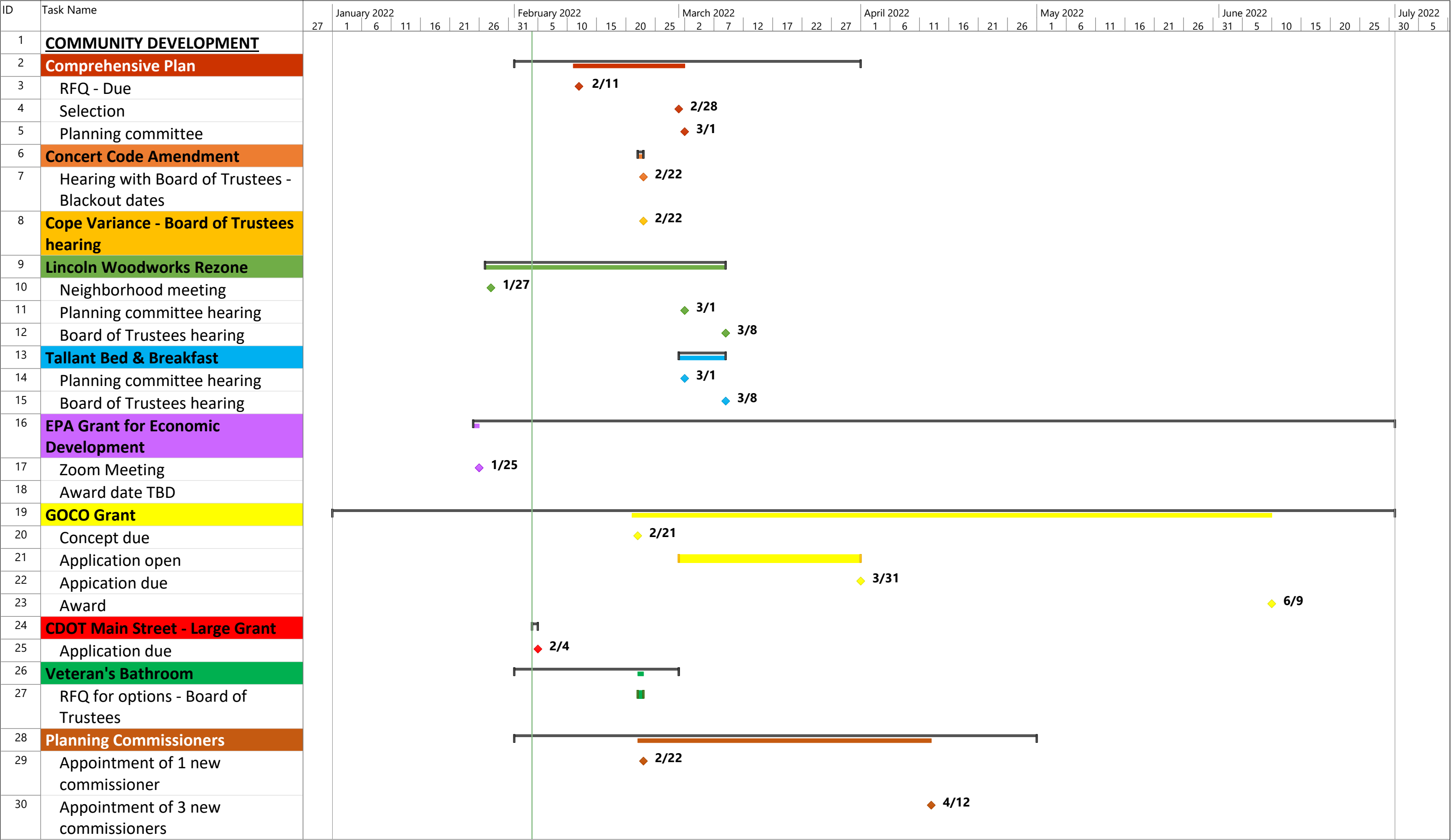
XI. OPEN DISCUSSION

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.

XII. COMMITTEE REPORTS**XIII. ADJOURNMENT***Future Agenda Items:*

- *Work Session for VRBOs w/ TAB present (maybe schedule it for March 22 – after TAB meets and notice can be given to them about joining the next Board meeting?)*
- *Event Calendar Blackout Dates & Concert Permit Process – March*
- *Broadband Update – March 8*
- *Pre-treatment IGA with Clifton Sewer – March 22*
- *Planning Commission interviews and appointments – May 10*
- *Question to allow liquor tastings in Liquor Stores – May*
- *Committee appointments/reappointments - May*
- *Cameo Water Line – August*

ID	Task Name	27	January 2022					February 2022					March 2022					April 2022					May 2022					June 2022					July 2022							
		1	6	11	16	21	26	31	5	10	15	20	25	2	7	12	17	22	27	1	6	11	16	21	26	1	6	11	16	21	26	31	5	10	15	20	25	30	5	
1	<u>TOWN OF PALISADE OVERVIEW</u>																																							
2	OLD PHS																																							
3	Asbestos Abatement - Old PHS - complete 2/7																																							
4	Demolition of Old PHS - 2 week CDPHE Demo Permit																																							
5	CLINIC																																							
6	Finalize MOU w/County & Lease C Hospital																																							
7	Grants																																							
8	OEDIT submitted																																							
9	CO Health Due																																							
10	HWY 6 CONSTRUCTION																																							
11	Construction phase																																							
12	WASTEWATER CONSOLIDATION																																							
13	USDA Grant/Loan - Application Completion																																							
14	Loan Documents Due																																							
15	RATE STUDY - WATER/WASTEWATER																																							
16	RCAC Grant Funded - Complete in Summer 2022																																							
17	BROADBAND																																							
18	Work w/ DOLA & Region 10 on funding CNL/Middle Mile																																							
19	COMPREHENSIVE PLAN																																							
20	RFQ for Planner - Set Outline																																							
21	CLIFTON/PALISADE FIRE AUTHORITY																																							
22	Complete Fire Authority IGA																																							
23	TAP GRANT - SIDEWALKS																																							
24	On-hold - CDOT																																							



ID	Task Name	January 2022						February 2022					March 2022					April 2022					May 2022					June 2022				
		1	6	11	16	21	26	31	5	10	15	20	25	2	7	12	17	22	27	1	6	11	16	21	26	1	6	11	16	21	26	31
1	BLUEGRASS																															
2	January																															
3	Secure contracts																															
4	Marketing																															
5	Ticketing																															
6	Security																															
7	Productions																															
8	Green Team																															
9	Grand Valley Irrigation																															
10	Secure Reservations																															
11	Fencing																															
12	Porta Potties																															
13	Waste Management																															
14	Hotel Rooms - Bands																															
15	Traffic Cones																															
16	Humphry RV																															
17	PHS - Parking Lot Staging																															
18	GVT Shuttles																															
19	Pine Country Trailers																															
20	Solar Sponsorship																															
21	Standby Power & Lighting																															
22	Wi-Fi																															
23	Blind Faith Ticket Sales Begin																															
24	Program Design																															
25	February																															
26	Secure Contract or MOU with Palisade Rotary for Bar Operations																															
27	Secure MOU with Palisade CoC for Merchandise Sales																															
28	Food and Merchandise vendor applications open																															
29	Seek Sponsorships																															
30	Secure banking agreement for event																															
31	Transition to Early Bird Ticket sales																															
32	Close applications for food and merchandise vendors																															
33	Merchandise and T-shirt orders																															
34	March																															
35	Select food and merchandise vendors																															
36	Send posters and programs out to print																															
37	Volunteers sign up																															
38	April																															
39	Continue with park upgrade projects																															
40	Touch base with all contractors																															
41	Assure all merchandise orders have arrived																															
Page 1																																



175 E 3rd Street
P.O. Box 128
Palisade, CO 81526

Phone: (970) 464-5602
Fax: (970) 464-5609
palisade.colorado.gov

EXPENDITURES - APPROVAL BY DEPARTMENT

Council Meeting Date – Feb 22, 2022

Date Range of Payables – Feb 4, 2022 – Feb 16, 2022

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Input date = 02/04/2022-02/16/2022

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AFLAC INSURANCE	PR0205220	AFLAC Pre-tax Pay Period: 2/5/2	02/09/2022	421.65	202.44	02/09/2022	
AFLAC INSURANCE	PR0205220	AFLAC After-Tax Pay Period: 2/5/	02/09/2022	14.40	14.40	02/09/2022	
COLORADO DEPT OF REVENUE	PR0205220	State Withholding Tax Pay Period	02/09/2022	2,779.00	.00		
COLORADO STATE TREASURE	PR0205221	State Unemployment Tax Pay Per	02/09/2022	265.73	.00		
FICA/MED/ P/R TAXES	PR0205222	Federal Withholding Tax Pay Peri	02/09/2022	7,477.05	.00		
FICA/MED/ P/R TAXES	PR0205222	Social Security Pay Period: 2/5/2	02/09/2022	3,500.12	.00		
FICA/MED/ P/R TAXES	PR0205222	Social Security Pay Period: 2/5/2	02/09/2022	3,500.12	.00		
FICA/MED/ P/R TAXES	PR0205222	Medicare Pay Period: 2/5/2022	02/09/2022	1,230.77	.00		
FICA/MED/ P/R TAXES	PR0205222	Medicare Pay Period: 2/5/2022	02/09/2022	1,230.77	.00		
FIRE AND POLICE PENSION	PR0205220	FPPA Fire DD Pay Period: 2/5/20	02/09/2022	172.58	.00		
FIRE AND POLICE PENSION	PR0205220	FPPA 457 Pay Period: 2/5/2022	02/09/2022	70.00	.00		
FIRE AND POLICE PENSION	PR0205220	Police Pension Pay Period: 2/5/2	02/09/2022	2,605.01	.00		
FIRE AND POLICE PENSION	PR0205220	Police Pension Pay Period: 2/5/2	02/09/2022	1,953.75	.00		
FIRE AND POLICE PENSION	PR0205220	Fire Pension Pay Period: 2/5/202	02/09/2022	647.16	.00		
FIRE AND POLICE PENSION	PR0205220	Fire Pension Pay Period: 2/5/202	02/09/2022	485.37	.00		
FIRE AND POLICE PENSION	PR0205220	FPPA Police DD Pay Period: 2/5/	02/09/2022	694.66	.00		
ICMA TRST 401 - 107074	PR0205220	ICMA 401K Pay Period: 2/5/2022	02/09/2022	2,411.34	.00		
ICMA TRST 401 - 107074	PR0205220	ICMA 401K Pay Period: 2/5/2022	02/09/2022	2,411.34	.00		
ICMA TRST 457 - 304721	PR0205220	ICMA 457 Pay Period: 2/5/2022	02/09/2022	200.00	.00		
FAMILY SUPPORT REGISTRY	PR0205221	FIPS 056888833 Garnishment P	02/09/2022	342.07	342.07	02/09/2022	
MUTUAL OF OMAHA INSURANCE	PR0205221	LTD - MOA Pay Period: 2/5/2022	02/09/2022	329.06	.00	02/10/2022	
MUTUAL OF OMAHA INSURANCE	PR0205221	LTD - MOA Pay Period: 2/5/2022	02/09/2022	18.34	.00	02/10/2022	
CEBT Payments	PR0205221	PR - Medical Dental Vision Life M	02/09/2022	16,695.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life M	02/09/2022	1,122.78	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life M	02/09/2022	6,736.50	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life M	02/09/2022	1,944.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life M	02/09/2022	3,888.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life D	02/09/2022	735.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life D	02/09/2022	48.72	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life D	02/09/2022	292.50	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life D	02/09/2022	111.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life D	02/09/2022	222.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life VI	02/09/2022	220.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life VI	02/09/2022	10.50	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life VI	02/09/2022	63.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life VI	02/09/2022	26.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life VI	02/09/2022	52.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life LI	02/09/2022	224.00	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life LI	02/09/2022	110.33	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life LI	02/09/2022	13.51	.00		
CEBT Payments	PR0205221	PR - Medical Dental Vision Life LI	02/09/2022	15.75	.00		
Total :				65,290.88	558.91		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ADMINISTRATION							
CIRSA	220533	DEDUCTIBLE	02/11/2022	5,000.00	.00		
QUADIENT LEASING	N9248450	POSTAGE MACHINE LEASE	01/28/2022	297.72	297.72	02/09/2022	
OFFICE DEPOT	222189844002	OFFICE SUPPLY - ADMIN	02/07/2022	15.08	.00		
OFFICE DEPOT	224343513001	OFFICE SUPPLY - ADMIN	02/02/2022	100.62	.00		
OFFICE DEPOT	224343513002	OFFICE SUPPLY - ADMIN	02/07/2022	4.44	.00		
OFFICE DEPOT	224358051001	OFFICE SUPPLY - FINANCE	02/04/2022	14.99	.00		
PROVELOCITY LLC	33762	INFORMATION TECHNOLOGY	02/02/2022	7,440.59	7,440.59	02/09/2022	
CENTURY LINK	02.01.2022	9016 - ADMIN. FAX	02/01/2022	110.45	.00		
MUNICIPAL CODE CORPORATI	00369654	ONLINE CODE HOSTING	02/04/2022	300.00	.00		
KARP NEU HANLON, PC	33934	ADMIN - PROFESSIONAL SERVI	02/02/2022	10,154.00	.00		
COLUMN SOFTWARE, PBC	4E284DA7-009	Ordinance Notice	02/09/2022	9.20	.00		
SPECTRUM	108289601020	IT CHARGES - COMMUNITY CE	02/01/2022	119.99	119.99	02/09/2022	
ZEN COMMUNICATIONS LLC	IN9245	ADMIN - TELEPHONE	02/01/2022	140.16	140.16	02/09/2022	
Total ADMINISTRATION:				23,707.24	7,998.46		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COMMUNITY DEVELOPMENT							
BMI	41965695	2022 - BGF MUSIC FEE	02/02/2022	258.00	.00		
WIDEGREN, TODD	FBP 02102022	FLEX PLAN REIMBURSEMENT	02/10/2022	109.00	.00		
COLUMN SOFTWARE, PBC	4E284DA7-008	COMM DEV - NOTICE	02/02/2022	15.97	15.97	02/09/2022	
COLUMN SOFTWARE, PBC	4E284DA7-009	COMM DEV - NOTICE	02/09/2022	15.97	.00		
COLUMN SOFTWARE, PBC	4E284DA7-009	COMM DEV - NOTICE	02/09/2022	14.04	.00		
Total COMMUNITY DEVELOPMENT:				412.98	15.97		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
RECREATION							
MOUNTAIN GROOVE PRODUCT	204	2022 BGF 1 of 4 - CONTRACTOR	02/09/2022	19,875.00	.00		
Total RECREATION:				19,875.00	.00		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POLICE							
CITY OF GRAND JUNCTION	2022-0007703	911 CHARGES-PD	02/02/2022	9,395.25	9,395.25	02/09/2022	
CENTURY LINK	02.01.2022	1343 - TOWN HALL INTERNET-R	02/01/2022	164.74	.00		
CENTURY LINK	02.01.2022	1343 - PD INTOXICATOR PORTI	02/01/2022	35.00	.00		
GCR TIRES & SERVICE	202-127471	PD -TIRE REPAIR	02/08/2022	55.00	.00		
WESTERN SLOPE AUTO	672841	PD VEHICLE MAINTENANCE	02/01/2022	666.32	.00		
COOP COUNTRY	245854	PD CAR WASH	02/02/2022	2.00	2.00	02/09/2022	
COOP COUNTRY	245855	PD CAR WASH	02/02/2022	2.67	2.67	02/09/2022	
COOP COUNTRY	245856	PD CAR WASH	02/02/2022	2.00	2.00	02/09/2022	
COOP COUNTRY	245946	PD CAR WASH	02/09/2022	2.00	.00		
ZEN COMMUNICATIONS LLC	IN9245	POLICE - TELEPHONE	02/01/2022	58.40	58.40	02/09/2022	
RHINEHART OIL CO., LLC	IN-632856-22	PD - GAS/DIESEL	02/04/2022	148.84	148.84	02/09/2022	
RHINEHART OIL CO., LLC	IN-643854-22	PD - GAS/DIESEL	02/11/2022	90.21	.00		
Total POLICE:				10,622.43	9,609.16		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CEMETERY							
WHITEWATER BLDG. MATLS.	284059	CEMETERY - GRAVEL	01/04/2022	254.90	.00		
WHITEWATER BLDG. MATLS.	284059	CEMETERY - FILL DIRT	01/04/2022	333.55	.00		
RHINEHART OIL CO., LLC	IN-632856-22	CEMETERY - GAS/DIESEL	02/04/2022	39.16	39.16	02/09/2022	
RHINEHART OIL CO., LLC	IN-643854-22	CEMETERY - GAS/DIESEL	02/11/2022	18.92	.00		
Total CEMETERY:				646.53	39.16		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FIRE / EMS							
BOOKCLIFF AUTO PARTS INC	369863	FD VEHICLE MAINTENANCE	02/01/2022	43.11	.00		
BOOKCLIFF AUTO PARTS INC	369936	FD VEHICLE MAINTENANCE	02/01/2022	89.94	.00		
CITY OF GRAND JUNCTION	2022-0007703	911 CHARGES- FD	02/02/2022	2,570.17	2,570.17	02/09/2022	
CENTURY LINK	02.01.2022	4735 - FIRE INTERNET	02/01/2022	163.71	.00		
CENTURY LINK	02.01.2022	9913 - FIRE ALARM	02/01/2022	207.72	.00		
CENTURY LINK	02.01.2022	0032 DATA - FIRE ALERT SYS.	02/01/2022	375.00	.00		
CENTURY LINK	02.01.2022	0032 PHONE - FIRE ALERT SYS.	02/01/2022	2,857.97	.00		
GCR TIRES & SERVICE	202-127507	FD - VEHICLE REPAIRS	02/09/2022	591.50	.00		
AIR COMPRESSOR SERVICE, L	53376	FD AIR SYS. REPAIR	02/07/2022	4,969.46	.00		
SPECTRUM ENTERPRISE	000082001212	INTERNET FIRE DEPT.	01/21/2022	155.29	155.29	02/09/2022	
ZEN COMMUNICATIONS LLC	IN9245	FIRE - TELEPHONE	02/01/2022	186.88	186.88	02/09/2022	
RHINEHART OIL CO., LLC	IN-632856-22	FD/EMS - GAS/DIESEL	02/04/2022	148.97	148.97	02/09/2022	
RHINEHART OIL CO., LLC	IN-643854-22	FD/EMS - GAS/DIESEL	02/11/2022	11.64	.00		
Total FIRE / EMS:				12,371.36	3,061.31		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
EMS							
BOOKCLIFF AUTO PARTS INC	317340	STREETS / PARKS SHARED CO	02/04/2022	79.98	.00		
BOOKCLIFF AUTO PARTS INC	367777	STREETS / PARKS SHARED CO	01/27/2022	13.64-	.00		
BOOKCLIFF AUTO PARTS INC	369430	STREETS / PARKS SHARED CO	01/31/2022	34.20	34.20	02/09/2022	
BOOKCLIFF AUTO PARTS INC	371124	STREETS / PARKS SHARED CO	02/03/2022	82.67	.00		
BOOKCLIFF AUTO PARTS INC	371125	STREETS / PARKS SHARED CO	02/03/2022	27.49	.00		
BOOKCLIFF AUTO PARTS INC	372268	STREETS / PARKS SHARED CO	02/07/2022	83.19	.00		
BOOKCLIFF AUTO PARTS INC	372274	STREETS / PARKS SHARED CO	02/07/2022	18.69	.00		
BOOKCLIFF AUTO PARTS INC	374558	STREETS / PARKS SHARED CO	02/11/2022	146.40	.00		
HONNEN EQUIPMENT CO.	1343047	CREDIT - SHARED DEPT EXPE	01/25/2022	132.22-	.00		
HONNEN EQUIPMENT CO.	1348203	SHARED DEPT EXPENSES	02/11/2022	155.81	.00		
HONNEN EQUIPMENT CO.	1348204	SHARED DEPT EXPENSES	02/11/2022	10.12	.00		
HONNEN EQUIPMENT CO.	1348205	SHARED DEPT EXPENSES	02/11/2022	117.25	.00		
HONNEN EQUIPMENT CO.	1348206	SHARED DEPT EXPENSES	02/11/2022	179.92	.00		
WESTERN IMPLEMENT	IN85973	SHARED EXPENSES	02/08/2022	14.81	.00		
WESTERN IMPLEMENT	IN85996	SHARED EXPENSES	02/08/2022	7.54	.00		
WESTERN IMPLEMENT	IN86238	SHARED EXPENSES	02/10/2022	290.32	.00		
COOP COUNTRY	245857	PW CAR WASH	02/02/2022	3.64	3.64	02/09/2022	
COOP COUNTRY	245858	PW CAR WASH	02/02/2022	11.02	11.02	02/09/2022	
COOP COUNTRY	245947	PW CAR WASH	02/09/2022	8.00	.00		
Total EMS:				1,125.19	48.86		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
STREETS							
DANSCO ENTERPRISES INC D	001896	FIRST AID SUPPLIES - STREET	02/04/2022	42.14	42.14	02/09/2022	
RHINEHART OIL CO., LLC	IN-632856-22	STREETS - GAS/DIESEL	02/04/2022	97.91	97.91	02/09/2022	
RHINEHART OIL CO., LLC	IN-643854-22	STREETS - GAS/DIESEL	02/11/2022	47.29	.00		
Total STREETS:				187.34	140.05		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WATER							
BOBCAT OF THE ROCKIES	12099072	WATER - MINI EX REPAIR	02/09/2022	459.09	.00		
HACH COMPANY	12864548	WATER - OPERATING SUPPLIE	02/01/2022	367.38	.00		
HACH COMPANY	12875283	WATER - OPERATING SUPPLIE	02/08/2022	57.10	.00		
HONNEN EQUIPMENT CO.	1343447	WATER EQUIP REPAIRS	01/26/2022	44.55-	.00		
HONNEN EQUIPMENT CO.	1345364	SHARED DEPT EXPENSES	02/02/2022	286.21	.00		
HONNEN EQUIPMENT CO.	1345365	SHARED DEPT EXPENSES	02/02/2022	183.37	.00		
CENTURY LINK	02.01.2022	7148 - CARETAKER RESERVOI	02/01/2022	65.14	.00		
DANSCO ENTERPRISES INC D	001896	FIRST AID SUPPLIES - WATER	02/04/2022	42.13	42.13	02/09/2022	
UPLAND GRAVEL	3415	WATER - BACKFILL MATERIAL	02/04/2022	222.45	222.45	02/09/2022	
AIR COMPRESSOR SERVICE, L	53017	WATER PLANT REPAIR	02/07/2022	404.50	.00		
COLORADO CSG II LLC	10050963	SUBSCRIBER - WATER	02/07/2022	285.91	.00		
ZEN COMMUNICATIONS LLC	IN9245	WATER - TELEPHONE	02/01/2022	210.24	210.24	02/09/2022	
RHINEHART OIL CO., LLC	IN-632856-22	WATER - GAS/DIESEL	02/04/2022	137.07	137.07	02/09/2022	
RHINEHART OIL CO., LLC	IN-643854-22	WATER - GAS/DIESEL	02/11/2022	66.20	.00		
Total WATER:				2,742.24	611.89		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER PLANT							
CENTURY LINK	02.01.2022	1319 - SEWER & CALL OUT	02/01/2022	156.18	.00		
WESTERN IMPLEMENT	IN85543	SEWER TREATMENT SUPPLIES	02/03/2022	24.50	24.50	02/09/2022	
COLORADO CSG II LLC	10050963	SUBSCRIBER - SEWER	02/07/2022	285.91	.00		
RECLA METALS LLLP	16906	SEWER TREATMENT - METAL F	02/03/2022	10.08	.00		
ZEN COMMUNICATIONS LLC	IN9245	SEWER TREATMENT - TELEPH	02/01/2022	46.72	46.72	02/09/2022	
RHINEHART OIL CO., LLC	IN-632856-22	SEWER - GAS/DIESEL	02/04/2022	39.18	39.18	02/09/2022	
RHINEHART OIL CO., LLC	IN-643854-22	SEWER - GAS/DIESEL	02/11/2022	18.91	.00		
Total SEWER PLANT:				581.48	110.40		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SEWER COLLECTION							
DANSCO ENTERPRISES INC D	001896	FIRST AID SUPPLIES - SEWER	02/04/2022	42.14	42.14	02/09/2022	
JOHNS, DAVID	2022.02.14 - B	BOOTS	02/14/2022	99.95	.00		
KARP NEU HANLON, PC	33934	SEWER COLLECTION - PRETR	02/02/2022	675.00	.00		
ZEN COMMUNICATIONS LLC	IN9245	SEWER COLLECTION - TELEPH	02/01/2022	11.69	11.69	02/09/2022	
WISELAND CONSTRUCTION &	30102	SEWER COLLECTION - LOGAN	02/04/2022	2,380.00	2,380.00	02/09/2022	
Total SEWER COLLECTION:				3,208.78	2,433.83		


Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
WASTE MANAGEMENT INC -	1722779--0576	DUMPSTER SERVICE	01/28/2022	3,030.74	3,030.74	02/09/2022	
WASTE MANAGEMENT INC -	1723004-0576-	GARBAGE SERVICE	02/01/2022	15,563.18	15,563.18	02/09/2022	
Total :				18,593.92	18,593.92		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PARKS							
CENTURY LINK	02.01.2022	1207 - RIVERBEND PARK	02/01/2022	126.68	.00		
DANSCO ENTERPRISES INC D	001896	FIRST AID SUPPLIES - PARKS	02/04/2022	42.14	42.14	02/09/2022	
MUTUAL OF OMAHA INSURANC	JAN 2022 COR	LTD - Parks	01/26/2022	18.34	18.34	02/10/2022	
ZEN COMMUNICATIONS LLC	IN9245	PARKS - TELEPHONE	02/01/2022	39.71	39.71	02/09/2022	
RHINEHART OIL CO., LLC	IN-632856-22	PARKS - GAS/DIESEL	02/04/2022	78.32	78.32	02/09/2022	
RHINEHART OIL CO., LLC	IN-643854-22	PARKS - GAS/DIESEL	02/11/2022	37.83	.00		
Total PARKS:				343.02	178.51		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
POOL							
CENTURY LINK	02.01.2022	1067 - POOL INTERNET	02/01/2022	156.18	.00		
ZEN COMMUNICATIONS LLC	IN9245	POOL - TELEPHONE	02/01/2022	23.36	23.36	02/09/2022	
Total POOL:				179.54	23.36		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FACILITIES							
CURRENT SOLUTIONS, LLC.	10392	CLOUD BASED DOOR PROGRA	02/04/2022	65.00	65.00	02/09/2022	
JOHNSTONE SUPPLY	9030650	GYM - HVAC	01/28/2022	474.70	474.70	02/09/2022	
GUSTAVO ORTIZ	TP-01-2022	JANITORIAL SERVICES	02/02/2022	1,340.00	1,340.00	02/09/2022	
PEACHTREE HARDWARE AND	471430	BUILDING MAINTENANCE - SUP	01/28/2022	78.42	78.42	02/09/2022	
TAYLOR FENCE COMPANY /	G55188	FACILITIES - FENCE RENTAL -	02/11/2022	156.00	.00		
TERMINIX	260321	PEST CONTROL	02/08/2022	65.00	.00		
E & E DOOR AND WINDOW	33849	FACILITIES - FD DOOR	02/09/2022	290.00	.00		
SERPENT	107149	FACILITIES - IT CABLING - FIBE	01/31/2022	830.60	830.60	02/09/2022	
ZEN COMMUNICATIONS LLC	IN9245	FACILITIES - TELEPHONE	02/01/2022	151.84	151.84	02/09/2022	
ALSCO INC	LGRA2596484	BUILDING - REP & MAINT - FLO	02/04/2022	50.80	50.80	02/09/2022	
ALSCO INC	LGRA2599136	BUILDING - REP & MAINT - FLO	02/11/2022	50.80	.00		
IMPERIAL BAG & PAPER CO LL	4261842	FACILITIES - FD CLEANING SUP	02/15/2022	84.68	.00		
Total FACILITIES:				3,637.84	2,991.36		

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
J-U-B ENGINEERS	0150205	PALISADE HWY 6 MMOF - GRA	02/10/2022	18,201.10	.00		
COLUMN SOFTWARE, PBC	4E284DA7-008	CAP PROJECTS - RFP FOR CLI	02/03/2022	11.70	11.70	02/09/2022	
Total :				18,212.80	11.70		
Grand Totals:				181,738.57	46,426.85		

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

Date: February 17, 2022

Town Manager: _____
(Administrative Review and Approval for Payment)

Date: _____

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 = 02/04/2022-02/16/2022



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE BOARD OF TRUSTEES
February 8, 2022**

A work session of the Board of Trustees for the Town of Palisade began at 5:00 pm for a presentation from MOA Architecture regarding the design of the community clinic. Present were Mayor Greg Mikolai, Trustees Jamie Sommerville, Ellen Turner, Susan L'Hommedieu, Nicole Maxwell, Bill Carlson, and Mayor Pro-Tem Thea Chase. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, Community Development (CD) Director Brian Rusche, Finance Director Travis Boyd, Parks, Recreation & Events (PRE) Director Troy Ward, Interim Police Chief Jesse Stanford, and Utilities Director Matt Lemon.

Jesse Stanford was sworn in as Palisade Chief of Police at 6:30 pm.

The regular meeting of the Board of Trustees for the Town of Palisade was called to order at 7:00 pm by Mayor Greg Mikolai with Trustees present: Jamie Sommerville, Ellen Turner, Susan L'Hommedieu, Nicole Maxwell, and Mayor Pro-Tem Thea Chase. Trustee Bill Carlson was absent. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Town Clerk Keli Frasier, and Finance Director Travis Boyd.

AGENDA ADOPTION

Motion #1 by Trustee Somerville, seconded by Trustee Turner, to approve the agenda as presented.

A voice vote was requested
Motion carried unanimously

PRESENTATIONS

Career and Technical Education Month Proclamation

Mayor Mikolai presented the proclamation.

PUBLIC COMMENT

None was offered.

TOWN MANAGER REPORT

Mayor Mikolai stated that the presentation on special event sales tax would be tabled until all trustees could be present.

Town Manager Janet Hawkinson reviewed various project timelines included in her Manager's report.

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 – January 22, 2022 – February 3, 2022
- **Minutes**
Minutes from the January 25, 2022, Regular Board Meeting
- **Resolution 2022-03**
Fee Schedule Update – Garbage Fees
- **Ordinance 2022-08**
Tourism Advisory Board requirements update – add a member of the Chamber of Commerce

Motion #2 by Trustee Sommerville, seconded by Trustee Turner, 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 L’Hommedieu, Trustee Maxwell

No:

Absent: Trustee Carlson

Motion Carried.

OPEN DISCUSSION

Trustee Somerville congratulated Chief Stanford for becoming Palisade’s new Chief of Police.

Mayor Mikolai also congratulated Chief Stanford. He went on to explain that Walt Proulx with the Cameo Sport Shooting Complex asked if they could borrow the tractor currently placed at the old community garden site for a shooting competition scheduled at the facility. Mayor Mikolai stressed that competitors would be shooting from the tractor, not at it. ***The consensus of the Board is to allow Cameo Sport Shooting Complex to borrow the tractor currently placed at the old community garden site.***

COMMITTEE REPORTS

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

ADJOURNMENT

Motion #3 by Trustee Somerville, seconded by Trustee Maxwell to adjourn the meeting at 7:20 pm.

A voice vote was requested.

Motion carried unanimously.

X

Greg Mikolai
Mayor

X

Keli Frasier
Town Clerk

**TOWN OF PALISADE, COLORADO
RESOLUTION NO. 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.

WHEREAS, Section 2-287 of the Palisade Municipal Code states, “The Tourism Advisory Board shall meet at a place and time to be determined by a majority of the members of the Tourism Advisory Board;” and

WHEREAS, by Resolution No. 2021-16 the Town established the time for public meetings of the various boards and commissions of the Town for 2022; and

WHEREAS, at the regularly scheduled meeting of the Tourism Advisory Board, the majority of the members voted to change the regular meetings to the second Thursday of each month at 9:00 am; and

WHEREAS, in accordance with 24-6-401 and 402 (2) C.R.S., the Board of Trustees of the Town of Palisade wishes to comply in spirit and in fact with the Colorado Open Meetings Law and change the time for the regular meetings of the Tourism Advisory Board for 2022 as set forth herein from what was initially designated in Resolution No. 2021-16.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Palisade, Colorado that;

Section 1. The Tourism Advisory Board shall meet monthly at 9:00 am on the second Thursday of every month, beginning in March, at the Palisade Civic Center, 341 West 7th Street.

PASSED AND APPROVED this 22nd day of February 2022.

TOWN OF PALISADE

Greg Mikolai, Mayor

ATTEST:

Keli Frasier, Town Clerk



PALISADE BOARD OF TRUSTEES

Agenda Item Cover Sheet

Meeting Date: February 22, 2022

Presented By: Brian Rusche, Community Development Director

Department: Planning

Re: PRO-2022-6 COPE SETBACK VARIANCE

SUBJECT: PRO-2022-6 COPE SETBACK VARIANCE, located on the east side of North River Road, north of East Third Street (Parcel # 2937-091-00-042)

SUMMARY: 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.

The variance procedure provides a process to grant limited relief from the requirements of this LDC for property where strict application of the LDC would result in an exceptional practical difficulty or undue hardship. No variance shall be approved by the Board of Adjustment unless the following findings are made (addressed within the staff report):

- 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];**
- 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.**
- 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.**
- 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.**
- 5. The special circumstances are not the result of the actions of the applicant.**
- 6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.**

BOARD DIRECTION:

The Board of Adjustment may approve, deny, or continue a request for a variance. In approving a variance, the Board of Adjustment may prescribe reasonable and appropriate conditions which will ensure that the use will be compatible with adjacent properties and will not alter the character of the neighborhood.

SUGGESTED MOTION:

I move 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.

ATTACHMENTS

Staff Report

Letter of Intent

Site Plan and Elevation Drawings

Neighborhood Meeting Minutes

Geotechnical Investigation

PRO 2022-6, COPE SETBACK VARIANCE

LOCATED ON THE EAST SIDE OF NORTH RIVER ROAD, NORTH OF EAST THIRD STREET, PARCEL # 2937-091-00-042

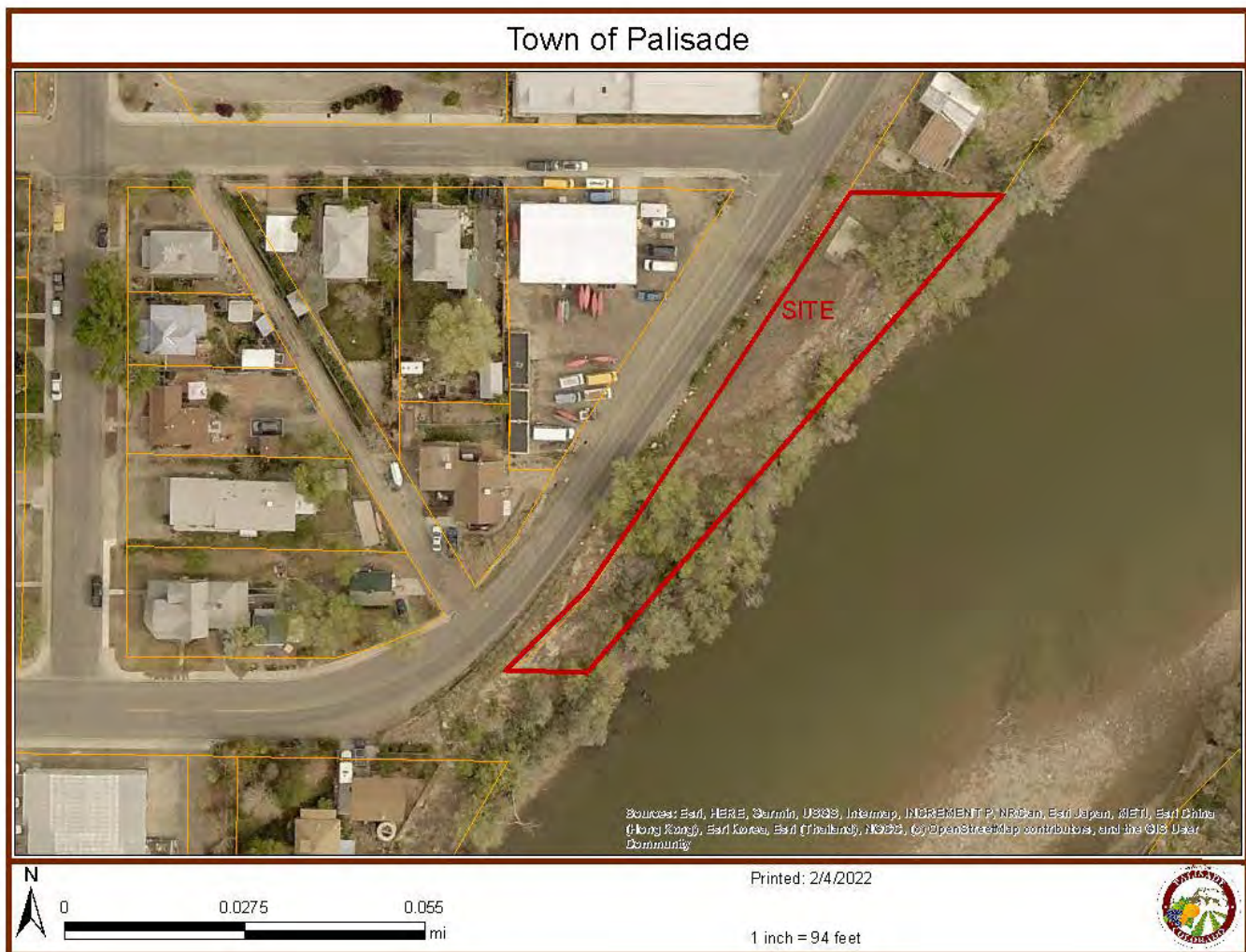
SUMMARY

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.

The variance procedure provides a process to grant limited relief from the requirements of this LDC for property where strict application of the LDC would result in an exceptional practical difficulty or undue hardship.

BACKGROUND

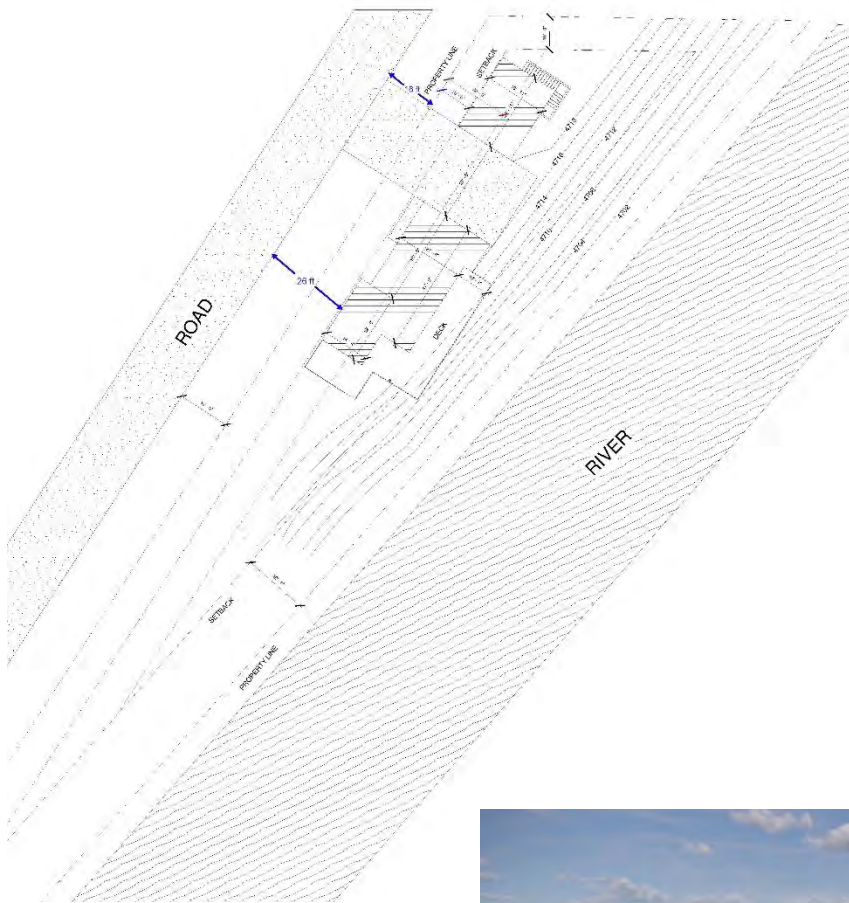
The subject property was annexed into the Town of Palisade in 2017 (Ordinance 2017-16) as part of a larger annexation that included three other parcels along the east side of N. River Road, south of the Union Pacific Railroad. The annexation coincided with the North River Road Sewer project.



The undeveloped narrow strip of land includes a total area of approximately 0.45 acres. Right-of-way for Second Street extended across North River Road and along the north property line of the subject parcel but was vacated in 1929 (no road was built). An existing concrete slab is located on the site close to the north property line, which may have been related to the former commercial garage originally constructed in the 1920s on the adjoining property to the north.

A 20-foot drainage easement (Book 1558, Page 154) extends across the property less than 50 feet from the north property line. An existing storm drainpipe is located below grade within the easement to convey water to the river.

The site was deeded to the current landowner in 2014. In October of 2017, the applicant paid for a water tap to serve the property. The owner, intending to construct a residence and garage on the property, requested variances on April 23, 2019, to allow for a four (4) foot front yard setback and a zero (0) foot side yard setback along the north side. These requests were denied by the Board at that time.



With the assistance of a professional planner, the owner has reworked the plans for the site and now requests a ten (10) foot front yard setback. This proposal would place the garage on the north side of the property, with an accessory dwelling unit (ADU) above, and the primary residence on the south side of the drainage easement.

The proposed entrance would match this easement, allowing continued access as well as avoid having vehicles back into North River Road. Additional adjustments to the size and aesthetic of the proposed structures have been made (see attached drawings).



LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

The Board of Adjustment may approve, deny, or continue a request for a variance. In approving a variance, the Board of Adjustment may prescribe reasonable and appropriate conditions which will ensure that the use will be compatible with adjacent properties and will not alter the character of the neighborhood.

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 adhere 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 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 result 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.

RECOMMENDATION ON THE VARIANCE

The Community Development Department recommends that the Board approve the requested variances, finding that the criteria of Section 4.17.F have been met and further finding that, as a condition of variance approval, construction shall adhere to the recommendations in the Geotechnical Investigation conducted by Huddleston Berry Engineering, Testing.

ATTACHMENTS

Project Report (Letter of Intent)

Site Plan and Elevation Drawings

Neighborhood Meeting Minutes

Geotechnical Investigation

Project Report Cope River Road Residence December 23, 2021

Site Plan Review Variance

This report is prepared for

Rachel Cope

1134 GUNNISON AVE

GRAND JUNCTION, CO 81501



Cope Residence

River Road Residence – Palisade Colorado

1

Presented by Colorado Land Advisor, Ltd.

Project Report

**This report is the property of
Rachel Cope**

**Prepared by:
Jeffery Fleming, CNUa
Colorado Land Advisor, Ltd.
300 Main Street | Suite 302
Grand Junction, CO. 81501
970.812.3288
LandAdvisor@ColoradoLandAdvisor.com**

As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible.



Table of Contents

Introduction and Summary	4
Site Analysis	5
Existing Land Use and Future Land Use	6
Mixed Use Zoning (MU)	7
Surrounding Land Use	8
Proposed Land Use / Parking	9
Concept Layout	10
Population and Density	11
Area Schools	12
Soils and Geology	13
Utility Services	14
Area Transportation	15
Emergency Services	17
Site Development Plan	18
Development Schedule	19
Responses to Site Plan Criteria	20

Introduction and Summary

- The purpose of this General Project Report as well as the accompanying documents and drawings is to provide an overview of the property for this Request of Variance in order to reduce the practical difficulty and hardships which currently exist in order to develop the site. This request is would not create a condition which does not already exist along the River Road neighborhood.
- The site selected for the development consists of a single parcel of land which is .45 acres. The site is located east of River Road, south of 3rd street in Palisade Colorado. The parcel is adjacent to a mixture of uses including residential and commercial. The Mesa County Assessor has given the property the following parcel number: 2937-091-00-042. The parcel is long but with very limited depth, thus the reason behind this Request.
- The Cope parcel has been vacant for decades generating minimal tax revenues for the Town of Palisade. The owner is a 5th generation native to the Western Slope who grew up in Grand Junction.
- The site is limited by several factors. The Colorado River abuts the property along the east. Much of the property consists of steep slopes down to the riverbank. The parcel is long, but it has limited depth. And finally, the building envelope is bisected by a drainage easement to the Town of Palisade which carry stormwater runoff from the Town streets to the Colorado River. Each of these factors limited the buildability of the site.
- The variance being requested is not for the purpose of granting a special privilege which is not being enjoyed by many others along River Road, but rather are the result of the limitations of the site characteristics.
- This Request is asking for a front yard setback similar to what exists along this section of River Road. Both commercial and residential properties have less than the Code stipulated 20 foot setback. If granted, this Variance would allow the property to be developed into a residential property with an Accessory Dwelling Unit above the detached garage. This downtown adjacent location with this type of development emphasizes pedestrian activity and access over vehicular access, thus building upon the Palisade town character of being bicycle centric. The locations walkability means less cars on the road to access shopping, dining, and general living.
- This Request is to allow the front yard setback to go from the zoning designation of 20 feet to 10 feet. This would be similar to multiple other properties along River Road. It would open up the building envelope allowing for a suitable site for the residential unit(s) proposed. Access to the site from River Road would be via a new driveway.
- The site has no wetlands, no surface waters. The major site characteristic is the abutment of the Colorado River along the eastern boundary of the parcel. The site is well suited for this very limited and specific development.

Introduction and Summary

Construction for the improved parking, landscaping and other improvements would begin as soon as an approval is obtained from the Town of Palisade and likely be completed in less than 1 year. All necessary utilities for the project are already on-site or in the adjacent right-of-way. Town of Palisade Tap Fees have been paid.

The financial impacts to the community will include:

- * Creating short terms jobs through the design and construction of the site.
- * Creating long term tax base through the ADU rental generating hotel tax opportunities.
- * Increase in real estate tax base through the redevelopment of the site.
- * Increase in sales tax revenue through the sale of building materials.
- * More efficient use of existing Town infrastructure with no new infrastructure to be maintained.
- * Increased inventory of affordable housing near the town core and shopping district.

This Request for Variance would grant limited relief from the setback requirement of twenty feet. By reducing the setback to ten feet a suitable building envelope can be created for a residential property with an Accessory Dwelling Unit above a detached garage. Without granting this relief the practicality to create a home design which would meet the minimum code requirements is very difficult. A majority of the parcel consists of steeply sloped river bank. While this is visually attractive, it is unbuildable land.

The twenty foot setback was largely adopted as a means to allow on-site parking in front of garages without blocking sidewalks or street access. The proposed detached garage design will allow abundant parking both in the garage as well as on the driveway without impacting the road right-of-way.

By granting this Request the Town of Palisade would be continuing to create consistency along River Road in it's setbacks.

Site Analysis

The purpose of this section is to identify the physical and technical characteristics of the Cope Residence Variance and Site Plan to the surrounding area. This section also evaluates potential site development assets and constraints.

The site consists of a single parcels of land which total .45 acres. Located in Mesa County, Colorado at an approximate Lat of 39.1107 and Longitude of 108.347. All required infrastructure is on site or in the adjacent right-of-way.

The parcel of land is a long and narrow irregular shape. Ground cover consists of several trees along the right-of-way as well as several larger cottonwoods along the bank of the Colorado River.

The topography of the building envelope consists of low slopes of about 1%. Steep slopes follow the Colorado River along the eastern boundary of the parcel. An elevation distance of 4693 feet is the lowest point (Southeast) and 4719 exists as the highest point (Northwest).

LOCATION MAP:



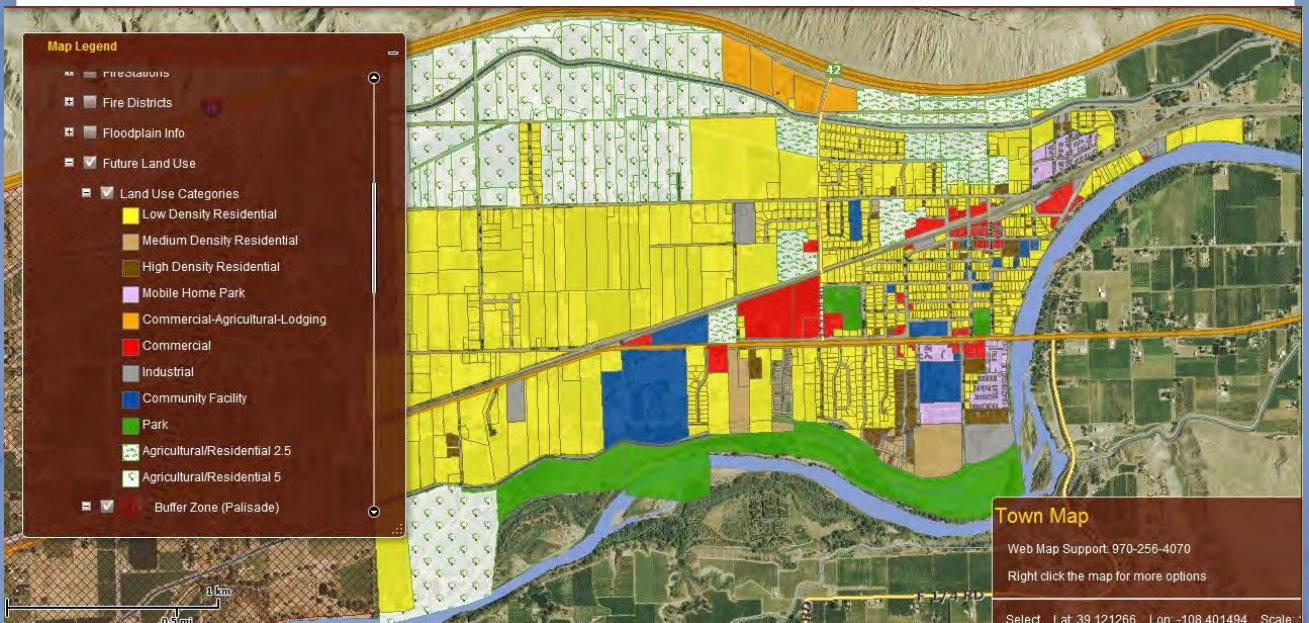
Existing Land Use and Future Land Use Zoning

Current Land Use has the parcels zoned as **. The Town of Palisade has the property identified on the Future Land Use Map as being Residential.

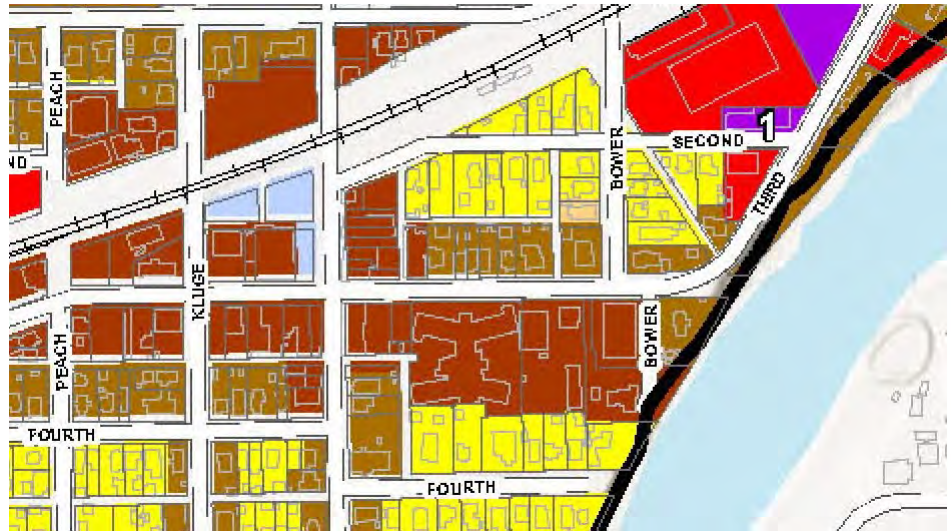
This Request proposes to build a residential structure with a similar setback as many structures along River Road thus making it more compatible with the existing River Road neighborhood. The Future Land Use Map has adjacent parcels as Residential Medium zone designations.

This project is along River Road which is a mix of residential and commercial uses. While parcels to the north are mostly single family residential. This request is consistent with residential on the south to a mix of uses toward the north. Along River Road the City's Future Land Use Map shows Commercial and Low Density Residential uses. It is a Town goal to increase residential densities without increasing the Town's burden of additional infrastructure to maintain. This Request builds into meeting that goal.

Future Land Use Map



MU Zoning



Section 5.03 – Residential Districts

E. Mixed Use (MU)

Established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts.

The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.

Table 5.6: MU District Standards

Use						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development ⁽¹⁾
Density (maximum)						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	5,000	5,000	5,000	10,000	2,000	5,000
Lot width (feet)	55	55	45	80	25	50
Setback Requirements ⁽²⁾						
Street yard (minimum feet)	20	15	15	15	15	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	30
Side yard – interior (feet)	10	10	0	10	15	10
Side yard – separation (feet) ⁽³⁾	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	10	15	10
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	35	35	35	35	35	35
Impervious surface	55%	55%	55%	55%	80%	75%

⁽¹⁾As set forth in the Principal Use Table (see Section 6.01) certain nonresidential uses are permitted.

⁽²⁾Setbacks are for primary structures only. Setbacks for accessory structures are located under Section 7.05.B.

⁽³⁾A total side yard separation between buildings is required (see Section 7.01.D).

Surrounding Land Use

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. Surrounding land uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map which shows the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:

NORTHWEST Commercial Residential	NORTH Mixed Use Commercial Residential	NORHTEAST Mixed Use Residential
WEST Commercial Single Family	SITE	EAST Colorado River
SOUTHWEST Residential Varying Density	SOUTH Colorado River	SOUTHEAST Colorado River

Proposed Land Use

INTRODUCTION – Redevelopment of the Cope Residence Site to fit into the Mixed Use Zone is the goal of this Application while ensuring an aesthetically pleasing plan. The more modern architecture with finishes that will complement the neighborhood are depicted on the Site Perspective drawings.

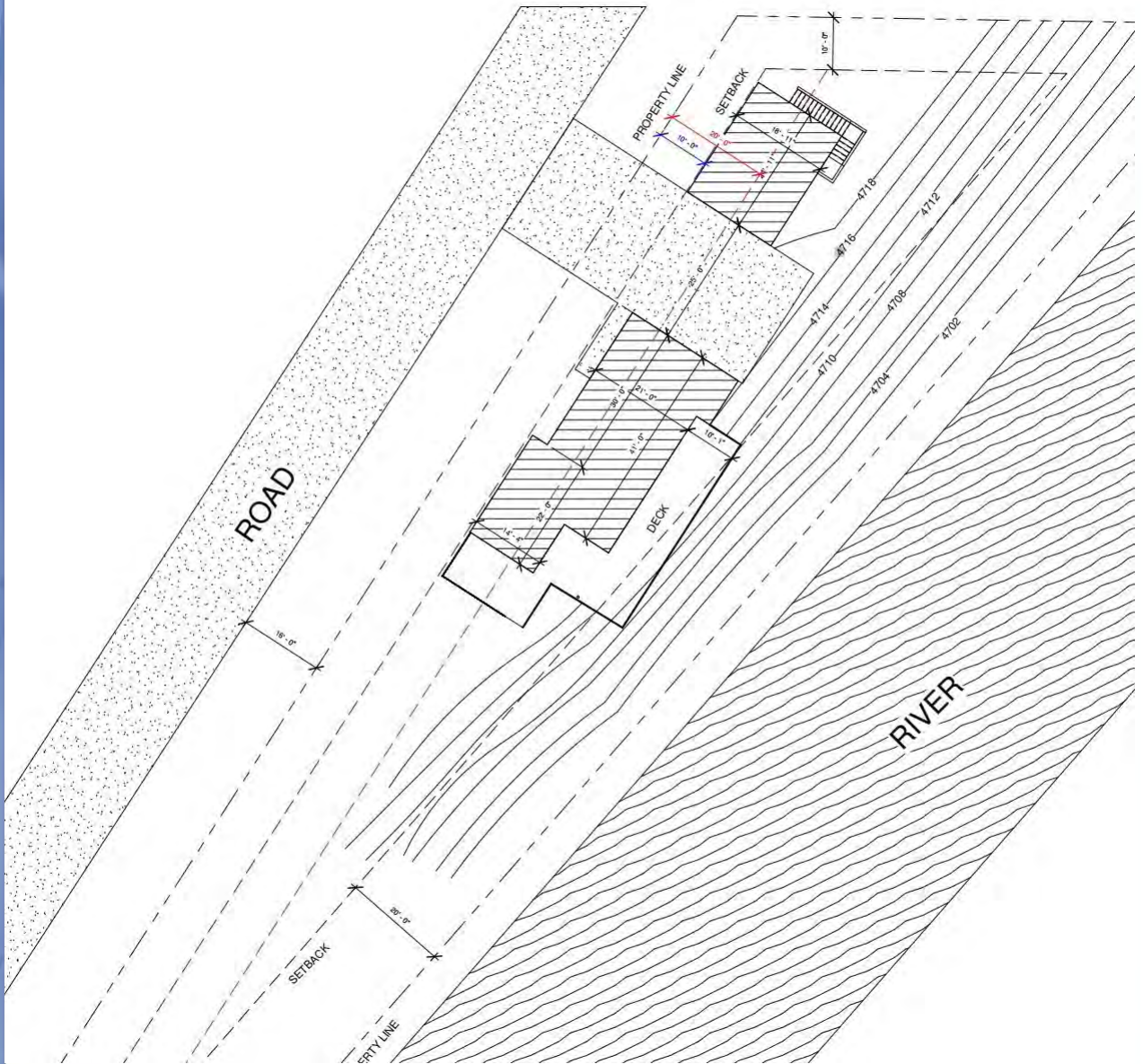
SITE DEVELOPMENT – Preparation of the accompanying Site Plan Map is directly related to the site conditions described in this narrative statement. The map depicts the relationship of the buildings to the property boundary, roadway access, and adjacent properties. This Application asks for a front setback variance in order to create a legitimate building envelope long yet narrow .45 acre parcel.

Site Use Table			
Buildings	1,533 SF	.03 AC	8%
Driveway	1,384 SF	.03 AC	7%
Landscaping	16,685 SF	.39 AC	85%
Totals	19,602 SF	.45 AC	100%

ACCESS & PARKING –

The proposed parking will consist of 3 spaces on the driveway and 2 spaces within the garage. The ability to turn around on-site will promote entering and exiting the site facing forward. This will maintain safety along River Road.

Proposed Site Plan Map

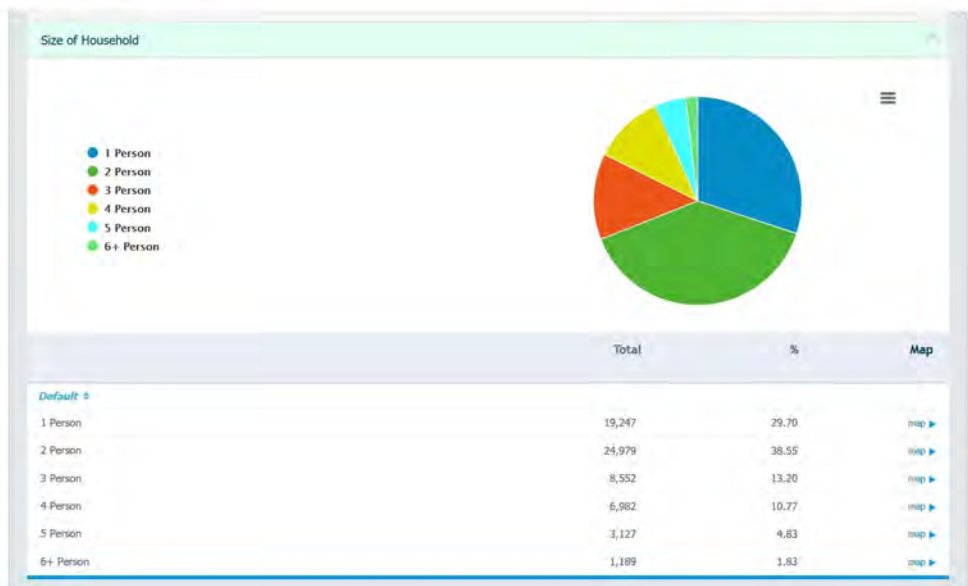


Neighborhood Population and Density

Recent statistics from Bray & Co. and the Department of Local Affairs show the area is growing in popularity due to its location and average housing costs. The Cope Residence will serve the community by building new structures which will be true to the agrarian lifestyle of Palisade. The potential for additional housing unit is presented as an Accessory Dwelling Unit above the garage. With over 29% of the Grand Valley's homes being inhabited by a single person smaller living spaces can easily serve this demographic.

GRAND JUNCTION economic PARTNERSHIP

[Move Here](#) [Grow Here](#) [Live Here](#) [About GJEP](#)



Average Sold Price

The average sold price broke the \$400K barrier for the first time ever in Mesa County.



Area Schools

Schools designated to and around the project site are as follows:

Taylor Elementary School, which is located at 689 Brentwood Drive.

Mt Garfield Middle School, which is located at 3475 Front Street.

Palisade High School, which is located at 3679 G Road.

Colorado Mesa University, which is located at 1100 North Ave.

All the above-mentioned schools are in Mesa County, Colorado.

Taylor Elementary School



TAYLOR
ELEMENTARY

Mt. Garfield Middle School



Palisade High School



Colorado Mesa University



Soils and Geology

No man-made hazards are known to exist on the subject property. Geological features are dominated by the Colorado River along the Eastern and Southern boundary of the property. In 2017 local geo-technical firm Huddleston Berry conducted on-site drilling and testing to determine the feasibility of constructing a home and accessory buildings on the site (The complete Report is available).

re:_Report

The boring by Huddleston Berry in 2017 encountered a thin layer of topsoil above brown, moist to wet, dense to very dense sandy gravel and cobbles to the bottom of the boring. Groundwater was encountered at a depth of 27.5 feet at the time of the investigation. Their foundation recommendation is *“Based upon the results of the subsurface investigation and nature of the proposed construction, shallow foundations are recommended. Spread footings and monolithic (turndown) structural slabs are both appropriate foundation alternatives. However, in order to provide a uniform bearing stratum, it is recommended that the foundations be constructed above a minimum of 12-inches of structural fill consisting of crusher fines or CDOT Class 6 base course.”*

In a follow-up report HBET states *As indicated in the referenced report, HBET recommended shallow foundations for the proposed structure on the site. However, HBET understands that due to property setback requirements, the structure may actually encroach into the 10 foot setback outlined in the referenced report. As a result, micropiles are being considered as an alternative to support the structure.*

Thus the soils present on the site are well suited for site redevelopment and construction with some site restriction considerations.

Utility Services

DOMESTIC WATER – All development will be served by a publicly owned domestic water distribution system. Water service serves the site presently from the new 8" inch water mains owned and operated by Clifton Water. A fire hydrant is located at 3rd Street & River Road. It is estimated that upon completion of this development 100 – 200 gallons per day will be consumed.

SANITARY SEWER – Cope Residence is located within the Town of Palisade which has recently reached agreement to be served by the Clifton Sanitation District. Therefore, sewage connections will be made to that system. Ultimately service is provided at the Clifton Sanitation Plant near 32 Road and D Road.

NATURAL GAS – XCEL Energy has lines in River Road which are currently adjacent to the development.

DRY UTILITIES – Electric and communication lines are available along River Road and along Elm Avenue. XCEL Energy provides electric service while Spectrum and Century Link do provide communication lines. All existing and new lines will be underground on-site.

IRRIGATION WATER – Grand Valley Irrigation provides irrigation water rights associated with the property. Subdivision laterals have been installed in Cope Residence from ***. An irrigation management plan will be developed with a licensed landscape architect for outdoor areas, with xeriscape largely dominating the site surface.

DRAINAGE – Historic drainage patterns will be addressed by the project engineer. Developed runoff rates will continue to be the same as previously experienced. Much of the roof run-off is directed onto landscaped areas and flow southward on the property.

CELLULAR TELEPHONE SERVICE - All major cellular telephone companies provide coverage to the area. Phone reception for each of the carriers is available with signals ranging from very good (AT&T) to excellent (Verizon, Sprint and T-mobile).

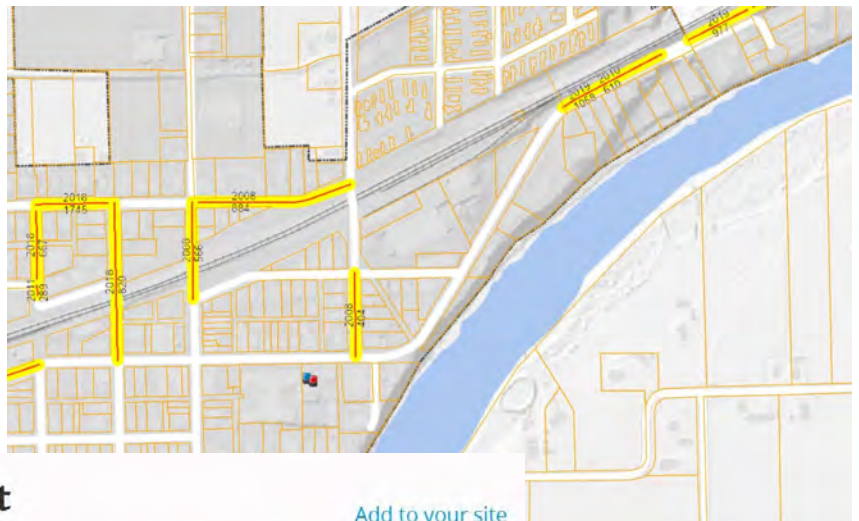
There are no special or unusual demands on utilities or on public facilities with this project. 15

Area Transportation Services

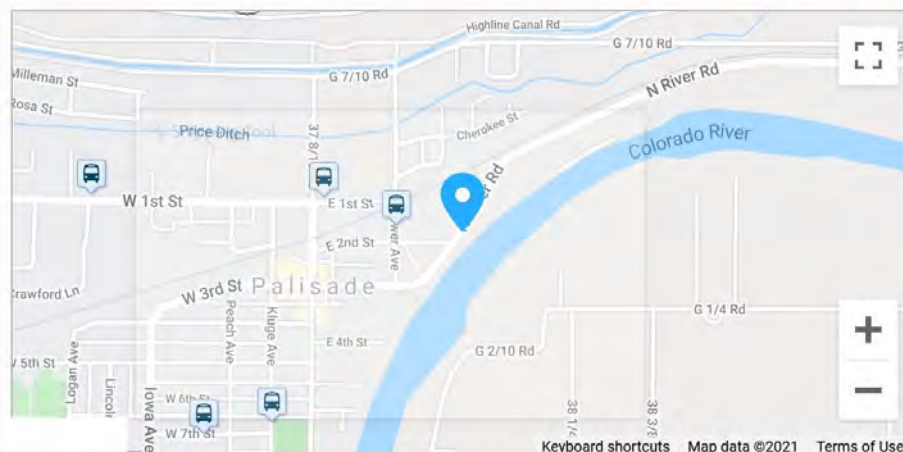
Access to the site is excellent. There are various available modes of transportation which support people walking, people on bicycles, people on buses and, people in cars. Access for Cope Residence is taken from River Road, which the County has designated as a major Collector street. The GVT Bus system has stops within 2 blocks of the site as well. This public transportation system serves the entire Grand Valley.

River Road was the subject of a Mesa County 2019 Traffic Count which revealed 1059 cars a day using it. Current plans by Mesa County show improvements are not underway to improve the shoulders of the road as well as constructing curb, gutter, and sidewalks.

TRANSPORTATION MAP with 2019 Traffic Counts



Nearby Public Transit



 Bus lines:


4 Route 4 Palisade

0.1 mi

Area Transportation Services

Access to the site is excellent. Access for Cope Residence is taken from River Road. All shopping and recreational services are accessible via motorized and non-motorized transportation. Many shopping and recreational services are within walking and biking distances. Riverbend Park is a 5 minute walk away. Bicycle Lanes are painted around the Town of Palisade as well as the town being widely known as a "Bicycle Town". This significant transportation network will provide options for future residents to choose from.

WALK SCORE MAP





Walk Score  [Get Scores](#) [My Favorites](#) [Add to Your Site](#)

[Go](#)

3807 North River Road

A location in Palisade

Commute to **Downtown**

 1 min  2 min  3 min  6 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

Walk Score

52


Somewhat Walkable
Some errands can be accomplished on foot.

Bike Score

51

Bikeable
Some bike infrastructure.

[About your score](#)



Transportation and Emergency Services

The property is located near within the Town of Palisade limits. Palisade Firefighters can respond immediately to emergencies from Fire Station located at 341 West 7th Street, as it is about .65 of a mile away from the project site.

The Palisade Police offices are located just over 1 block away.

The Palisade Police and Fire Departments have made numerous upgrades to it's service. They are part of the Countywide new 911 Call Center and administrative offices.

Additional emergency services are available from Mesa County.

Using the ITE Trip Generation Table that 12 Average Daily Trips will be taken from the site. However, due to it's proximity and walkability to downtown, as well as the owners lifestyle, the actual number will be significantly less.

Mesa County's Transportation Engineering Design Standards (TEDS) will be met with the driveway design. Sight lines along River Road will exceed the minimums stipulated within the TEDS Manual at 6.2.3 Existing vegetation along River Road will be removed so that clear line-of-sight will exceed 400 feet for West bound traffic where the posted speed limit is 25 MPH. There is a minimum of 300 feet of line-of-sight for East bound traffic coming around the turn from Third Street where the speed limit is posted as 20 MPH as it becomes River Road.

Smart Growth by Design

When towns and small cities grow they often face tough decisions on how and where to grow. The Smart Growth Network has identified 10 characteristics that create great towns. They include:

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

[Learn more about Smart Growth America and smart growth](#)

The Cope residential plan will fulfill most of these goals

Smart Design

Site Images



Site Development Plan

GENERAL - Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

DEVELOPMENT DESIGN – The development improvements of Cope Residence site is expected to include an Accessory Dwelling Unit on the site. Improved landscaping will stabilize the site and improve the town along this important transportation corridor. It is anticipated that site redevelopment may include a live-work opportunities as the owner can work remotely. Occupancy of the Accessory Dwelling Unit may be a long term rental or short term rental.

The development of the subject property is a response to the growing interest in the Town of Palisade and its central location here in the Grand Valley. Palisade is projected to have limited growth opportunities. This small infill site is prime development parcel as it will add no new infrastructure to be maintained while adding monies into the town's tax base through new sales, use, and property taxes. Current housing trends (2021) which show a shrinking of lot inventories around the Valley. The Applicant is hoping to take this problematic lot and develop it into two housing units. The housing type will fit well with the smaller household size within the Grand Valley in 2021. Project compliance, compatibility, and impact have all been considered within the design/redesign of the development. The planner and designer are experienced professionals who have adapted the previous site plan to accommodate the existing site conditions. Cope Residence will be a well designed and successful development as it meets many of the goals and intentions of the Town of Palisade's growth plan.

The reader is advised to review the complete plan set in order to answer further questions.

Development Schedule and Evaluation of Request

DEVELOPMENT SCHEDULE – The development improvements of Cope Residence is expected to occur in early 2022. It is anticipated that site development will begin within a few months of the City of Palisade's approval. Applications with various utilities will take several months to process before vertical construction can reliably begin. 30 days after construction documents are signed off by the City all utility applications will be submitted. Residential occupancy of the new units will likely take place in late 2022.

GENERAL - Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

The development of the subject property is a response to the growing housing demands in the Palisade area as projected in the Comprehensive Plan and current housing trends (2021) which show a growing need for smaller and multi-family housing inventories around the Valley. The housing type will fit well with the growth of Colorado's Fruit and wine capital, Palisade. Project compliance, compatibility, and impact have all been considered within the design/redesign of the development.

Cope Residence meets many of the goals and intentions of the Comprehensive Plan and thus will be a well designed and successful development.

The financial impacts to the community will include:

- * Creating short terms jobs through the design and construction of the site.
- * Creating several long term job opportunities for the management of the property.
- * Potential Increase in real estate tax base through the redevelopment of the site.
- * Increase in sales tax revenue through the sale of building materials.
- * More efficient use of existing city infrastructure with no new items to be maintained.
- * Increased inventory of affordable housing near the University and shopping areas.

More jobs, a higher tax base, and increased housing choices, coupled with NO NEW INFRASTRUCTURE to be maintained makes this a great project for the Town of Palisade.

Approval Criteria

Palisade Land Development Code Section 4.12 F Variance Findings of Fact

No variance shall be approved by the Board of Adjustment (Board of Trustees) 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.

The dimensions of the site are severely limited. Because the property is located adjacent to a steep slope of the Colorado riverbank, development of the site is limited to a small area beyond the crest of the slope, as identified on the proposed site plan.

These conditions demonstrate the unique challenges this site presents for any construction. The owner obtained a slope stability analysis from Huddleston Berry Engineering and Testing (HBET), it is included with this Request. The report 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 if not built on micropiles. Additionally, automatic irrigation should be extremely limited. Staff recommends that if variances are granted, the applicant shall adhere to all of the recommendations in the HBET Report attached to this staff report. The applicant will retain HBET to provide materials testing, special inspections and engineering oversight during all phases of the construction.

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.

The site is uniquely constrained as described above by the narrow dimensions and the limited building envelope. The variance being requested is not for the purpose of granting a special privilege which is not being enjoyed by many others along River Road, but rather are the result of the limitations of the site characteristics. Due to the steep slopes if the variances are granted, the applicant will adhere to specific geotechnical engineering recommendations and oversight to ensure that the construction is safe and that the integrity of the structures in relationship to the slopes are maintained. The owner has a financial interest in following the HBET recommendations.

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

Approval Criteria

The applicant desires to construct a small residence and garage on a buildable 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 and ten feet along the side would require new construction to encroach beyond the crest of the steep slope and within the existing drainage easement. The variances allow the construction of a small residence on stable land closer to the property lines. Although the residence would be 4 feet from the property line, it would be at least 15 feet from the street pavement surface. A literal interpretation of the code would deprive the applicant of accomplishing a rational solution for accomplishing development on the site.

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 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 Code which would result in a difficulty or hardship. Any proposed construction would be difficult without some sort of relief. The current requirements of the Code make it unlikely that minimum standards could be met while at the same time being able to meet the Mesa County Building Code Standards due to any house being constructed under the current conditions falling into the 'Tiny Home' category.

This Request will be in harmony with the neighborhood. If approved it would be similar to other property setbacks within the neighborhood:

River Road neighborhood setbacks					
229 East 3rd	10.7 ft				
237 South Bower	3.8 ft				
230 East 3rd	10.6 ft				
255 East 2nd	18.6 ft				
3808 North River Rd	10.7 ft				
3809 North River Rd	8.3 ft and 9.4 ft				
3813 North River Rd	14.5 ft				
321 Troyer Ave	17.6 ft				
329 Troyer Ave	10.9 ft				
3816 North River Rd	19.4 ft				
Average setback 12.5 ft avg					
		None of the above would meet the Code.			
Proposed for Cope Residence					
3805 River Rd	10.0 ft				
Setback from edge of asphalt	26.0 ft				

Approval Criteria

This Request is consistent with the Land Development Code Section 1.01 D as it will:

- preserve and enhance 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 result of the applicant. The owner desires to construct a small residence subject to the limitations that result because of the physical hardships.

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

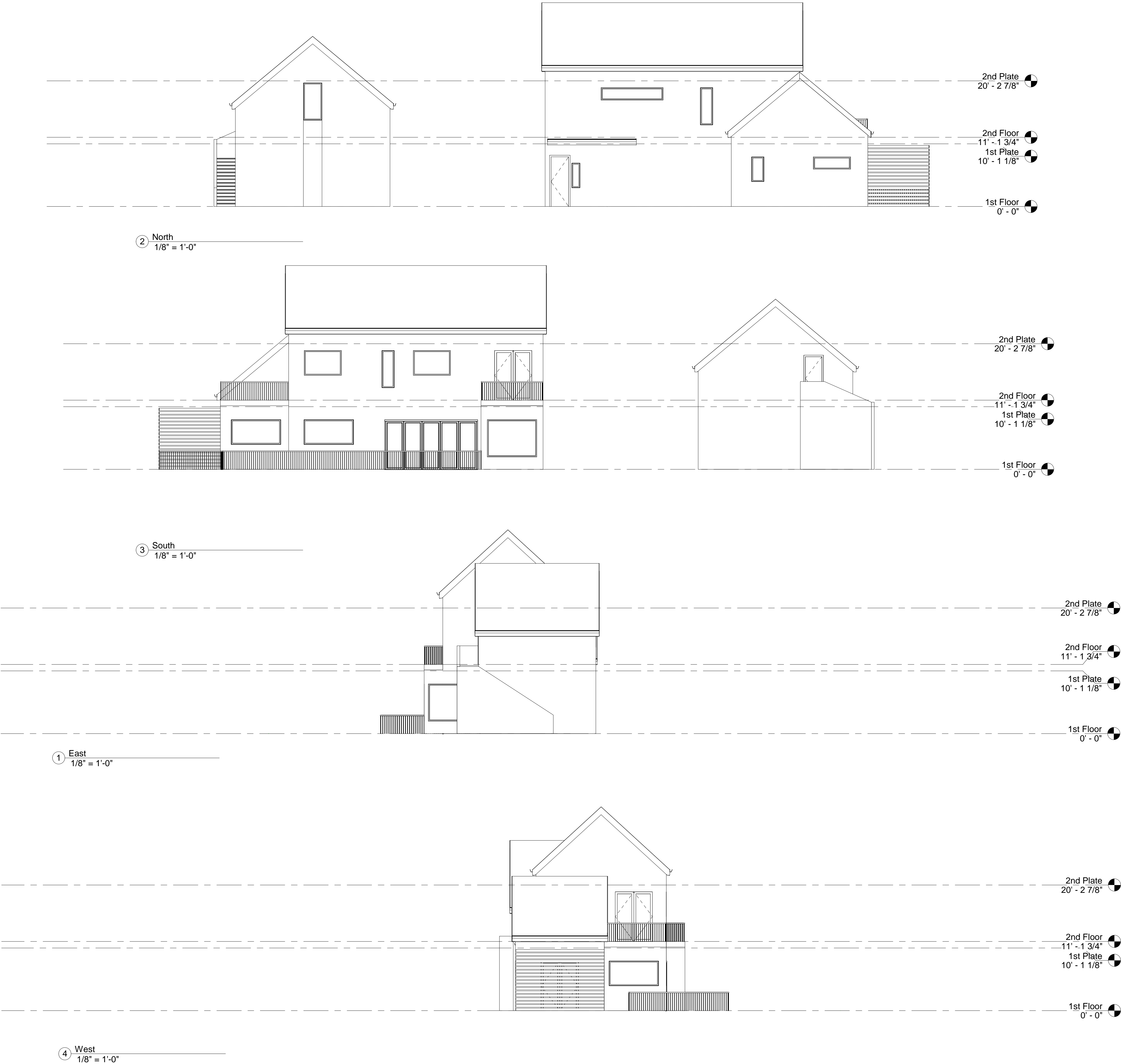
The house is limited to 880 square feet. The Land Development code limits single family residences to no less than 800 square feet. The proposed construction is appropriate in terms of the limited buildable area and the available land on which any structures are possible.

The Applicant asks that you support this Request as submitted.



16 ft.

10 ft.



Location:
310 N 7th St #11
Grand Junction, CO 81501

email:
design@fixturstudio.com

Phone:
970.289.2989

All content of this plan is hereby designed original material, and is the intellectual property of Fixture Studio. This material may not be reused in any form, or for any purpose, without the written consent of Fixture Studio. Copyright 2021 Fixture Studio.

**Schematic Design
Not for Construction**

Cope Residence

Elevations

Date	12/20/21
Drawn by	Author
Checked by	Checker
A102	
Scale	1/8" = 1'-0"













Neighborhood Meeting Notes for the **Cope Residence Variance Request**

A Neighborhood Meeting was held January 5th 2022 at 5:30 PM at the Ordinary Fellow Winery located at 202 Peach Avenue in Palisade. Approximately 13 people were in attendance at the meeting. Most people signed in on the sign-in sheet provided.

The group started gathering a little before 5:30 and the conversations were both neighborly and casual. Ms. Cope greeting people as they joined the gathering offering them a glass of wine. Mr. Fleming of Colorado Land Advisor talked with several people as they looked at the images and maps for the project which were presented. Mr. Rusche also introduced himself to people as they mingled.

Several persons asked about specific details of the proposal. Two individuals asked the direct question "What's the requirement for having this meeting?". Mr. Fleming replied it was to inform the neighbors and help them to better understand what was being proposed and why we are asking for the variance in the front yard setback.

Mr. Wedel looked at the images presented closely and asked a few questions. He expressed the thought of having the Town of Palisade formally grant a reduced setback all at once to many properties in the area as there were several that did not meet the 20 foot setback of the Code. Mr. Rusche indicated that he would need a request from owners/the neighborhood in order to start a process like that.

As the group gathered for a more formal discussion Mr. Fleming introduced himself, Ms. Cope, and Mr. Rusche. Mr Fleming gave an overview to the Request showing the zone setbacks and the rationale behind those (namely the need to park cars off the street without blocking streets and sidewalks). Mr. Fleming spoke of how the split design of separating the house and the garage allowed for a longer driveway which accomodates plenty of off street parking. Several neighbors commented they liked the architectural design of the project and thought it would make a positive addition to the neighborhood. There were questions regarding Mesa County's construction along River Road. Specifically remarks were made about the addition of a bike lane and the resurfacing of the bridge over the Colorado River. There was talk of how much room there was for a bike lane along this section of River Road. It was pointed out that there is 16 feet from the existing edge of asphalt to the property line, plenty of room for a bike lane or sidewalks to be added.

Overall the group was very supportive of the project. Comments such as "I don't see anything I don't like" or, "I don't see anything to be against" to, "Yes, we like it and would support it" were heard.

The meeting wrapped up about 6:30 PM.

SIGN IN SHEET FOR
Cope Residence
 NEIGHBORHOOD MEETING 1-5-22
 Palisade CO

NAME	ADDRESS	PHONE or EMAIL
------	---------	----------------

Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
-----------------	---------------------------------------	--------------

Rachel Cope	1134 Garrison Ave.	GJ 81501
-------------	--------------------	----------

BRIAN RUSCHE	175 E. 3rd St. Palisade 81526	464-5602
--------------	-------------------------------	----------

HEATHER HICKS	315 TROYER AVE	(970) 216-0014
CAROL HICKS	PALISADE	81526

Curt Lincoln 683	38 3/8 rd.	Palisade 81526
------------------	------------	----------------

Hannah Lincoln	"	"
----------------	---	---

TIM LITZEL	3815 N RIVER	" "
-----------------------	--------------	-----

Mike Wood		
-----------	--	--

Katie Larson		
--------------	--	--

Joe		
-----	--	--



Huddlestone-Berry
Engineering & Testing, LLC

640 White Avenue
Grand Junction, Colorado 81501
Phone: 970-255-8005
Fax: 970-255-6818
Info@huddlestoneberry.com

February 22, 2017
Project#01625-0001

Rachel Cope
4456 Grove Street
Denver, Colorado 80211

Subject: Geotechnical Investigation
Mesa County Parcel 2937-091-00-042
Palisade, Colorado

Dear Ms. Cope,

This letter presents the results of a geotechnical investigation conducted by Huddlestone-Berry Engineering & Testing, LLC (HBET) for Mesa County Parcel 2937-091-00-042 in Palisade, Colorado. The site location is shown on Figure 1. The proposed construction is anticipated to consist of a single family residence. The scope of our investigation included evaluating the subsurface conditions at the site to aid in developing foundation recommendations for the proposed construction and evaluating the stability of steep slopes along the property.

Site Conditions

At the time of the investigation, the site was generally open and fairly flat. Vegetation consisted primarily of grasses, weeds, and brush, with a few trees. The site was bordered to the west by North River Road, to the north by an existing residence, and to the east and southeast by steep slopes dropping approximately 30 feet to the Colorado River.

Subsurface Investigation

The subsurface investigation included one boring as shown on Figure 2 – Site Plan. The boring was drilled to a depth of 39.0 feet below the existing ground surface. A typed boring log is included in Appendix A.

The boring encountered a thin layer of topsoil above brown, moist to wet, dense to very dense sandy gravel and cobbles to the bottom of the boring. Groundwater was encountered at a depth of 27.5 feet at the time of the investigation.

Foundation Recommendations

Based upon the results of the subsurface investigation and nature of the proposed construction, shallow foundations are recommended. Spread footings and monolithic (turndown) structural slabs are both appropriate foundation alternatives. However, in order to provide a uniform bearing stratum, it is recommended that the foundations be constructed above a minimum of 12-inches of structural fill consisting of crusher fines or CDOT Class 6 base course.

Prior to placement of structural fill, it is recommended that the bottom of the foundation excavation in the gravel soils be scarified to a depth of 6 to 9 inches, moisture conditioned, and proofrolled to the Engineer's satisfaction. Structural fill should extend laterally beyond the edges of the foundation a distance equal to the thickness of structural fill. Structural fill should be moisture conditioned, placed in maximum 8-inch loose lifts, and compacted to a minimum of 95% of the standard Proctor maximum dry density for fine grained soils and modified Proctor maximum dry density for coarse grained soils, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D698 and D1557C, respectively.

For foundation building pad preparation as recommended, a maximum allowable bearing capacity of 2,000 psf may be used. In addition, a modulus of subgrade reaction of 250 pci may be used for structural fill consisting of crusher fines or base course. Foundations subject to frost should be at least 24-inches below the finished grade.

Any stemwalls or retaining walls should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, non-free draining, non-expansive material, we recommend that the walls be designed for an equivalent fluid unit weight of 45 pcf in areas where no surcharge loads are present. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls.

Water soluble sulfates are common to the soils in Western Colorado. Therefore, at a minimum, Type I-II sulfate resistant cement is recommended for construction at this site.

Non-Structural Floor Slab and Exterior Flatwork Recommendations

In order to reduce the potential for excessive differential movements, it is recommended that non-structural floating floor slabs and exterior flatwork be constructed above a minimum of 12-inches of structural fill with subgrade preparation, structural fill materials, and fill placement be in accordance with the *Foundation Recommendations* section of this report.

Drainage Recommendations

Grading and drainage are critical for the long-term performance of the structure and grading around the structure should be designed to carry precipitation and runoff away from the structure. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structure. It is also recommended that landscaping within five feet of the structure include primarily desert plants with low water requirements. In addition, it is recommended that irrigation within ten feet of foundations be minimized.

HBET recommends that downspout extensions be used which discharge a minimum of 5 feet from the structure or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight a minimum of 10 feet from the structure. In addition, an impermeable membrane is recommended below subsurface downspout drain lines. Dry wells should not be used.

Slope Stability

As discussed previously, steep slopes are present along the eastern and southeastern boundaries of the site. As a preliminary evaluation of slope stability, HBET reviewed aerial photographs of the site on the Mesa County GIS database from 1937 to 2015. With the exception of changes in river level, HBET did not observe any evidence of erosion of the toe of the steep slopes or other changes in the slope profile which might suggest scour and/or slope instability.

In order to further evaluate the stability of the slopes, HBET conducted slope stability analyses using the GSTABL7 computer software program. The results of the analyses indicated a factor-of-safety of 1.5 for the slopes under structure loading. In general, a factor-of-safety of 1.5 or greater is suggested for long-term stability. The results of the analyses are included in Appendix B.

Based upon the results of the analyses, HBET does not believe that the proposed construction will adversely impact the stability of the slopes. However, some raveling of the gravels may occur over time. As a result, HBET generally recommends that the structure foundations be set-back from the crest of the slope a minimum of 10 feet. In addition, most slope failures are caused by excess moisture in the subsurface. Therefore, HBET recommends that automatic irrigation not be used on the east side of the structure. In addition, automatic irrigation should be extremely limited elsewhere on the site.

General Notes

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, only one boring was conducted at the site. Therefore, the precise nature and extent of subsurface variability may not become evident until construction. The recommendations contained herein are designed to reduce the risk and magnitude of structure movements and it is extremely critical that **ALL** of the recommendations herein be applied to the design and construction. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of any slope instability which may develop over time. **Where significant increases in subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, during or after construction, significant movements are possible.**

In addition, the success of the structure foundations, slabs, etc. is critically dependent upon proper construction. Therefore, HBET should be retained to provide materials testing, special inspections, and engineering oversight during **ALL** phases of the construction to ensure conformance with the recommendations herein. In addition, any buyer should be provided a copy of this report and made fully aware of the risks associated with living above the steep slopes.

Parcel 2937-091-00-042
#01625-0001
02/22/17



We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

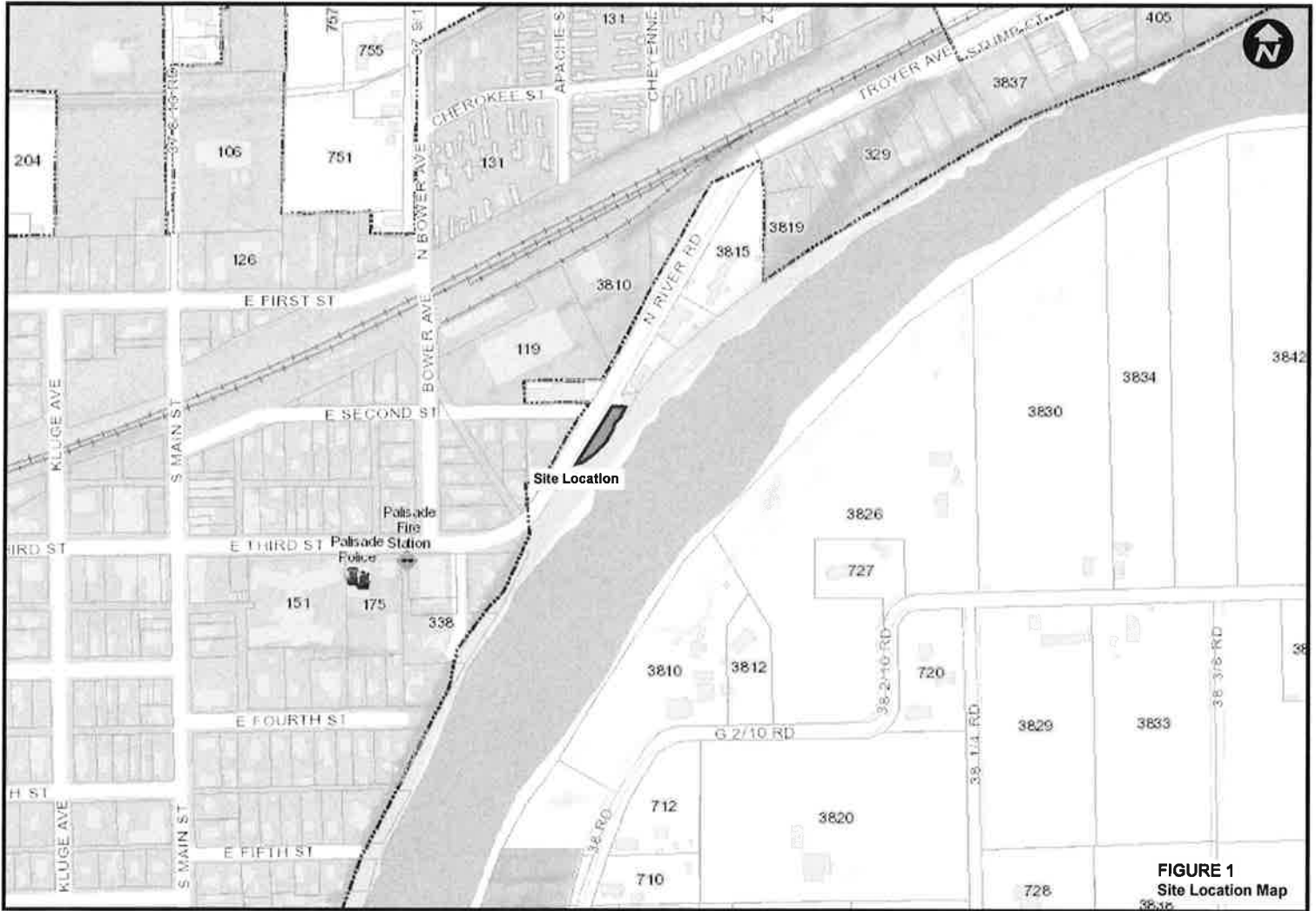
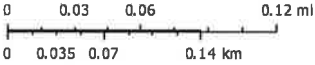


FIGURE 1
Site Location Map

Mesa County Map

The Geographic Information System (GIS) and its components are designed as a source of reference for answering questions, for planning and for modeling. GIS is not intended or does not replace legal description information on the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of location in the GIS are not to 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 above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: February 7, 2017



Mesa County, Colorado
GIS/IT Department

City of Grand Junction



FIGURE 2
Site Plan



0 0.0175 0.035
Miles

Printed: 2/7/2017

1 inch = 67 feet

CITY OF
Grand Junction
COLORADO
CITY AND COUNTY OF GRAND JUNCTION, COLORADO

APPENDIX A
Typed Boring Log



Huddlestone-Berry Engineering & Testing, LLC
640 White Avenue, Unit B
Grand Junction, CO 81501
970-255-8005
970-255-6818

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT Rachel Cope

PROJECT NAME Parcel 2937-091-00-042

PROJECT NUMBER 01625-0001

PROJECT LOCATION Palisade, CO

DATE STARTED 1/24/17

COMPLETED 1/26/17

GROUND ELEVATION

HOLE SIZE

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

▽ AT TIME OF DRILLING 27.5 ft

LOGGED BY CM

CHECKED BY MAB

▽ AT END OF DRILLING 27.5 ft

NOTES

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Sandy GRAVEL and COBBLES with Organics (TOPSOIL)										
		Sandy GRAVEL and COBBLES (gw), brown, moist to wet, dense to very dense										
5			SS 1	50	19-29							
			SS 2	0	35							
10			SS 3	0	45							
15			SS 4	0	10-7-7 (14)							
20			SS 5	25	7-6-8-14 (14)							
25			SS 6	33	17-32-15 (47)							
30			SS 7	83	50							
35												
		Bottom of hole at 39.0 feet.										

GEOTECH BH COLUMNS 01625-0001 PARCEL 2937-091-00-042.GPJ GINT US LAB GDT 2/7/17

APPENDIX B
Slope Stability Results

Cope Property Critical Section

x:\2008 all projects\01625 - rachel cope\01625-0001 palisade property.p12 Run By: Michael Berry 2/22/2017 01:28PM

# FS	Load	Value
a 1.5	L1	2000 psf
b 1.5		
c 1.5		
d 1.5		
e 1.6		
f 1.6		
g 1.6		
h 1.7		
i 1.7		
j 1.7		



50

0 0

50

100

150

200

250

GSTABL7 v.2 FSmin=1.5
Safety Factors Are Calculated By The Modified Bishop Method

In Government Lot 3 Section 9,
Township 11 South, Range 9B West of the 6th Principal Meridian, Mesa County, Colorado





PALISADE BOARD OF TRUSTEES

Agenda Item Cover Sheet

Meeting Date: February 22, 2022

Presented By: Matt Lemon-Utility Director

Department: Utilities Department

Re: Dump truck replacement- Winter snow maintenance

SUBJECT: Purchase of a used dump truck with sanding box to replace the Brown dump truck.

SUMMARY:

Our Brown dump truck is our only vehicle designed to address slick streets in town. This truck has unknown mileage. This truck is used as a backup for our primary "Freight Liner" dump truck and is used in tandem if we have large projects.

This fall, while preparing the truck for winter service, it was determined that the engine is failing. Currently has compression on only 5 of the 8 cylinders. Our staff Mechanic has put in many hours tuning this machine and starting it weekly to enhance the machine's reliability. The Sanding box has required extensive maintenance to keep the conveyor system working and the spreader box operational.

The Town currently only sands arterial streets based on the snow removal policy, which specifies a Sand/Salt mixture applied from 2 to 6 inches of snow unless the Police department notices slick conditions before the 2-inch depth is reached.

Applying the sand/salt mixture to the Iowa Avenue hill, for the benefit of the GVT bus system, has not adequately prevented slick conditions for their bus drivers. This has eliminated the lower bus stops on Pendleton Street and Iowa Avenue from picking up riders during slick road conditions.

A newer truck with a sanding box would replace the brown dump truck and could possibly attach a plow. The plow would not be used on all streets based on street surface conditions. We anticipate the newer dump truck to not need CDL certification in most driving conditions. This will eliminate the need for all employees to be CDL certified.

Town staff has found several trucks that could replace the old brown truck but need approval from the Trustees for up to \$35,000 to acquire the replacement.

Funds for the purchase will come from: **50% Water Fund and 50% General Fund.**

BOARD DIRECTION:

Allow the Town Manager to search for a used dump truck along with pre-approval to enter into a contract for the purchase not to exceed **\$35,000.00**