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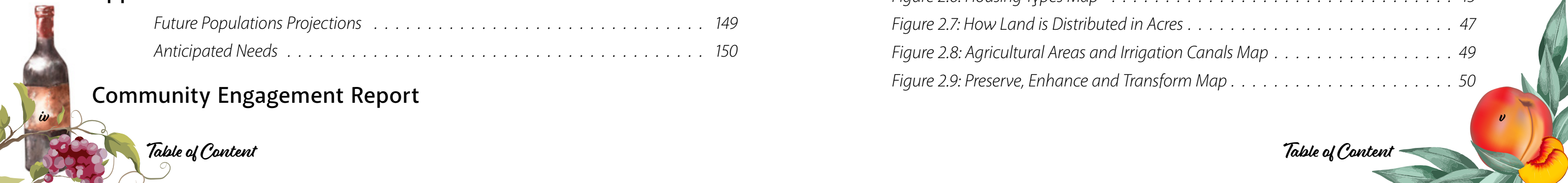




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# Acknowledgements

## Steering Committee/Planning Commission

- Chair Amy Gekas
- Vice-Chair Leora Ruzin
- Commissioner Don Bosch
- Commissioner David Hull
- Commissioner Riley Parker
- Commissioner Penny Prinster
- Commissioner Ed Seymour

## Board of Trustees

- Greg Mikolai, Mayor
- Ellen Turner, Mayor Pro-Tem
- Bill Carlson, Trustee
- Thea Chase, Trustee
- Stan Harbaugh, Trustee
- Nicole Maxwell, Trustee
- Jamie Somerville, Trustee





# Town Staff

- Janet Hawkinson, Town Manager
- Brian Rusche, Community Development Director
- Travis Boyd, Former Finance Director
- Troy Ward, Parks, Recreation, & Events Director
- Todd Widegren, GIS Coordinator
- Keli Frasier, Town Clerk
- Jesse Stanford, Police Chief
- Charles Balke, Fire Chief
- Bret Guillory, JUB Engineers Inc., Town Engineer
- Brian Flenniken, Water Operator in Responsible Charge (ORC)
- Fred Miller, Public Works

# Stakeholder Group

- Juliann Adams, Vines 79 and Chair of Tourism Advisory Board
- Dan Bollinger, Principal of Palisade High School
- Rondo Buecheler, Rapid Creek Cycles and member of COPMOBA
- Alice Dussart, Resident, teacher, member of Palisade Art Vision
- Matt Enochs, Resident and operations manager of Palisade Irrigation Pipes and Laterals
- Glenn Foster, Talon Wine
- Ian Kelley, General Manager of Wine Country Inn
- Lisa “Moose” Kral, Resident and photographer
- Curt Lincoln, Lincoln Woodworks

- Greg Moberg, Mesa County Community Development Director
- Nelly F. Garcia Olmos, Executive Director of Child and Migrant Services
- Nathan Perry, Associate Professor of Economics, Colorado Mesa University
- James Sanders, Palisade Peach Shack
- Cassidee Shull, Executive Director of Colorado Association for Viticulture and Enology
- Jeff Snook, Spoke and Vine Motel and Fidel’s Cocina & Bar
- Dan Sprague, Happy Camper Dispensary
- Casey Sumnicht, Resident and remote worker
- Dave Walker, Wine Valley Inn B & B, and former Mayor
- Priscilla Walker, Chair, Palisade Historical Society
- Tim Wedel, Wedel Pottery
- Greg Wolfgang, Bureau of Land Management, Grand Junction Field Manager

# Local Businesses

Below is a list of local businesses, in alphabetical order, that participated in the Community Engagement outreach program and were willing to accept the \$1 community token at their business.

- Angie’s Cupcakes
- CAVE (Colorado Association for Viticulture & Enology)
- Cygnus Coffee
- Float Palisade
- Kokopelli Farm Market
- Knode and Associates LLC
- Nana’s Fruit & Jam Shack



Acknowledgement



Acknowledgement

- Niccola's Alchemy
- Pali-Tours
- Palisade Afternoon Tea
- Palisade Cycle & Shuttle (Rapid Creek Cycles)
- Palisade Growers Club
- Sauvage Spectrum Estate Winery
- Slice O Life Bakery
- Spoke and Vine Motel
- The Ordinary Fellow Winery
- The Palisade Trolley
- The Purple Bee
- Vines 79 Wine Bar
- Z's Orchard

## Funding – Colorado Department of Local Affairs

The project team would like to thank the Colorado Department of Local Affairs and specifically Dana Hlavac, Northwest Regional Manager, for funding a portion of the Game Plan and making the project possible.

## Photo Credits

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## Consultant

- Community Planning Strategies





# Introduction

The 2022 Game Plan (the “Game Plan”) identifies specific goals, strategies, and actions necessary to achieve the community vision and will be a reference point for staff and elected and appointed officials to make sound planning decisions in the future.

## Why Plan

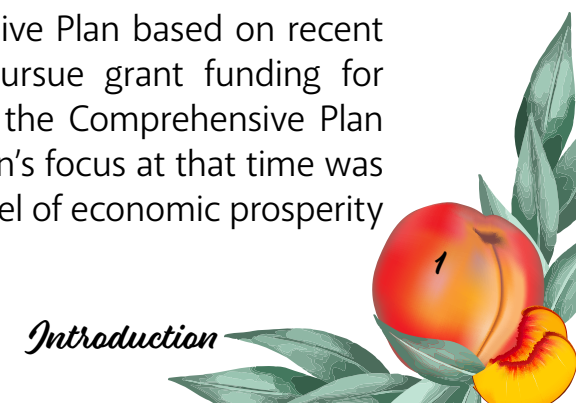
A Comprehensive Plan is long-term in nature and acts as a roadmap to guide the community’s future, inform policies, decision-making, and even capital budgeting. It helps to create a unified vision to address the community’s needs and concerns, as well as project future land uses and community needs.



Photo Courtesy: Palisade Historical Society

## The Palisade Planning Process

Palisade staff recognized the need to update the Comprehensive Plan based on recent economic changes in the community and the desire to pursue grant funding for improvements to serve the community better. The last time the Comprehensive Plan was updated was in 2007, and much of the Comprehensive Plan’s focus at that time was to identify assets and opportunities to help achieve a higher level of economic prosperity through tourism.





## REGIONAL MAP OF PALISADE

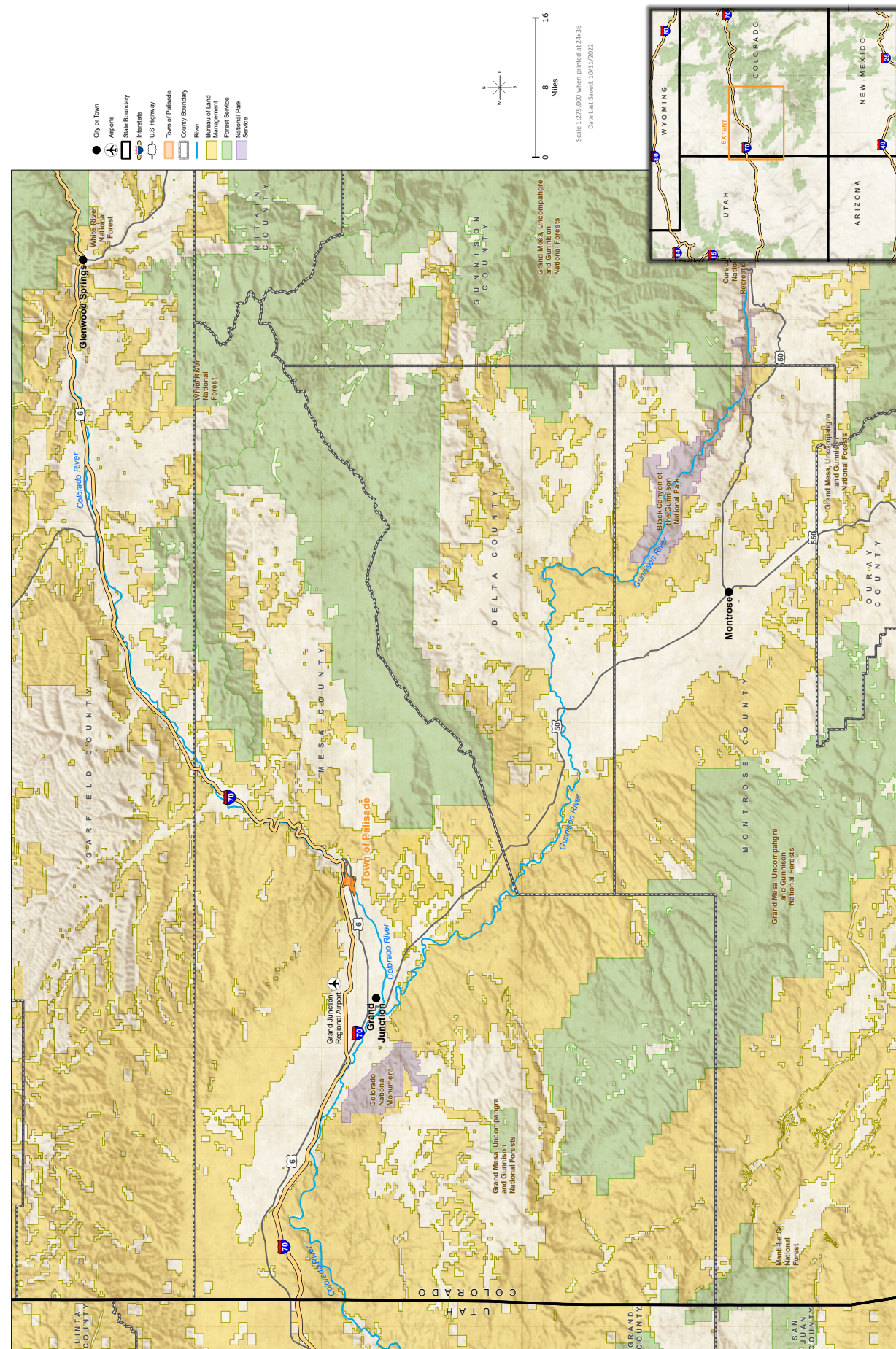


Figure i.2: Regional Map of Palisade

Since the 2007 adoption of the Comprehensive Plan, the Town of Palisade (“Palisade”) has completed or identified projects that will help to achieve the community’s vision of creating a more prosperous and livable community.

The primary objectives of the Game Plan are to identify the existing conditions as they stand today, evaluate future needs, recognize key issues and opportunities, and set forth a plan allowing the community to attain an improved quality of life through prioritized public and private investment in the community.

Five elements have been identified as part of the Game Plan. These elements are as follows:

- Community Character and Inventory Report
- Land Use Form
- Community Resiliency
- Recreation and Tourism
- Multimodal Connections

These elements directly informed the last chapter of the Game Plan detailing the capital projects over the next three to five years.

Below is a timeline of the Game Plan’s process. The project kick-off began in May 2022, with engagement efforts being conducted over the Summer and early Fall.



Figure i.1: Game Plan Timeline

After developing the text and maps, including goals, strategies, and actions, a draft of the text was made available for public review on December 9, 2022, and the draft maps were made available to the public on December 21, 2022. After updating the document based on public feedback, the Game Plan was finalized and adopted on February 7, 2023, by the Planning Commission and on (Date TBA), by the Board of Trustees.

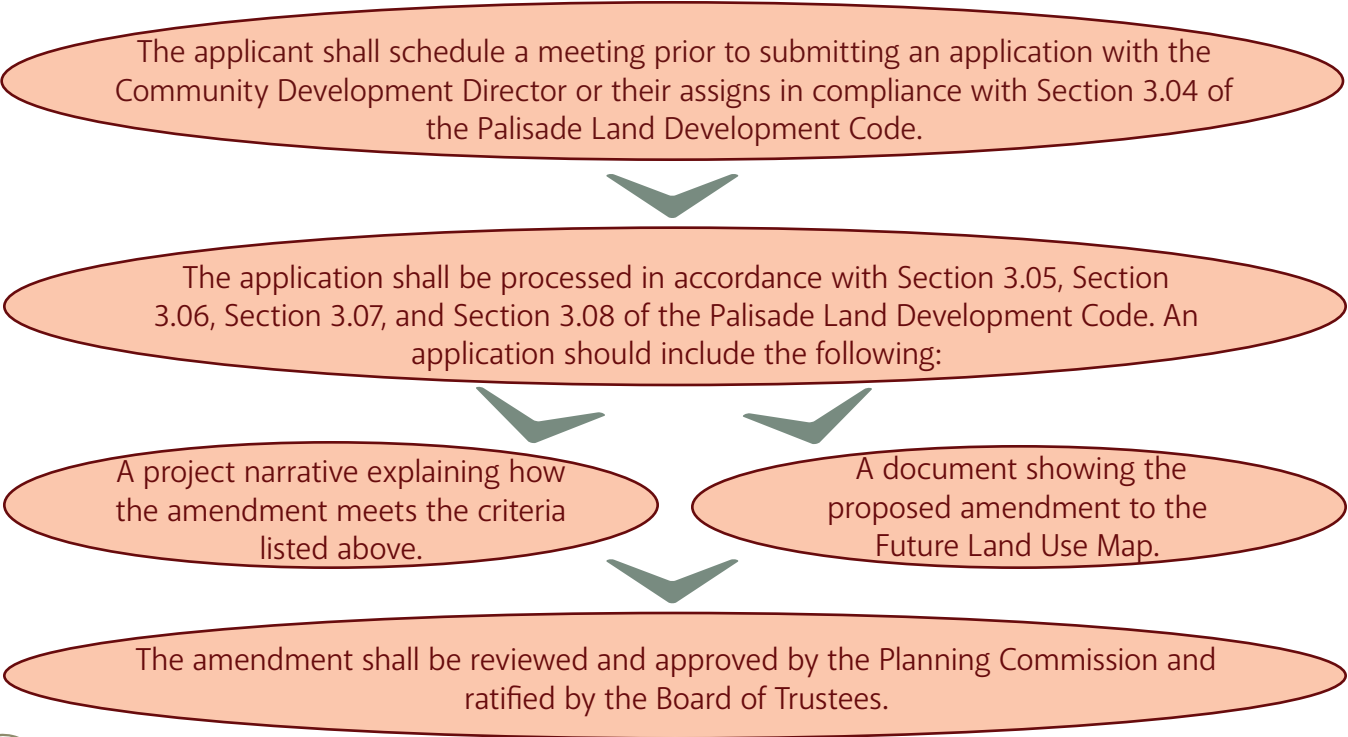


# Amendment Process

The Game Plan is a living document and may require amendments from time to time. It is recommended that the Game Plan be reviewed in the next five to seven years to ensure the document still reflects the needs and desires of the Palisade community. An amendment to the Game Plan can be brought by a member of the public, Town staff, or elected official. To consider an amendment to the Game Plan, the following criteria should be considered:

Is the amendment consistent with the Game Plan's values, goals, strategies, and actions?	Is the amendment compatible with surrounding land uses or future land uses shown in the future land use map?
Is the amendment compatible with existing, natural, and environmental conditions of the site and the preservation of important natural and agricultural features?	Does the amendment propose adequate water supply, water, and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails or improvements to these for the proposed development?
Can the existing and planned capabilities of any affected special districts adequately handle the new service demand?	Have social, economic, or land use conditions of Palisade changed or are in the process of changing in such a manner to support the proposed amendment?
Is there a compelling public benefit to consider and approve the amendment?	

A formal amendment process to the Game Plan is memorialized below.



# Community Engagement

Direct involvement and insight from community members, Palisade officials and staff, community leaders, and business owners were essential to the planning process. The analysis, goals, strategies, and actions contained within the Game Plan are largely guided by the feedback received from local stakeholders.

Several key themes surfaced in speaking with the community. The most desired values were as follows:

- Preserving agriculture over the viewshed,
- Having low-density residential over affordable housing,
- Supporting year-round businesses over seasonal tourism,
- Conserve small-town charm over a sustainable economy.

The Game Plan is built around these community values through the goals, strategies, and actions outlined in the Game Plan. All community comments are provided in the Community Engagement Report, included as an Appendix to the Game Plan.

# Project Website

A project website was created to host information and updates about the Game Plan and the community question of the week, where residents and those with information about Palisade posted responses. There was a contact page for people to reach out if they wanted to get in touch or sign up to receive updates throughout the process.

# Moving Forward

The community conversation continues after the adoption of the Game Plan; the adoption is only the beginning. The document should be used as a basis for development and infrastructure decisions by both public and private entities. Revisions to the Land Development Code, standards, and policies may be necessary to achieve the visions in the Game Plan.







## *Chapter One: Community Character and Inventory Report*

### **History of Palisade**

Palisade has a rich history of agriculture and draws from its natural resources, including its name. The community was named for the palisades – the cliffs of Mancos Shale north of Palisade. Western Colorado was acquired from Mexico in the 1848 Treaty of Guadalupe Hidalgo. The first inhabitants of Palisade were Ute Indians. A large part of Western Colorado, including Palisade, remained Ute Indian Territory until September 1881, when the Ute Indians were relocated to reservations, and the area was open to settlement.



*Photo Courtesy: Marie Tipping Archives, Palisade Library Collection*

EARLY SETTLERS

When settlement of the West began, fruit orchards were established in Palisade because of the mild climate and many days of sunshine. One of the first settlers in the Palisade area was J.P. Harlow, who raised fruit and vegetables on his ranch on Rapid Creek beginning in 1882. W.A. Pease is credited as the first settler in Palisade. In 1884, he homesteaded 160 acres that came to be the south and west parts of Palisade. These early settlers helped establish the area as “The Peach Capital of Colorado.” The Palisades area was a vibrant peach-producing community prior to its incorporation on April 4, 1904, as Palisade, without the “s.”



Photo Courtesy: Jeri Hurt

AGRICULTURE

Early growers also discovered peach orchards located east of Mount Garfield were more consistently protected from spring frosts. The effect of early morning downslope wind from De Beque Canyon, referred to as “the million-dollar wind,” diminishes as the Grand Valley spreads out west of Mt. Garfield, which is why Palisade is the Peach Capital of Colorado.



Photo Courtesy: Museums of the Western Colorado, Palisade Library

TOP SIX PEACH GROWING STATES

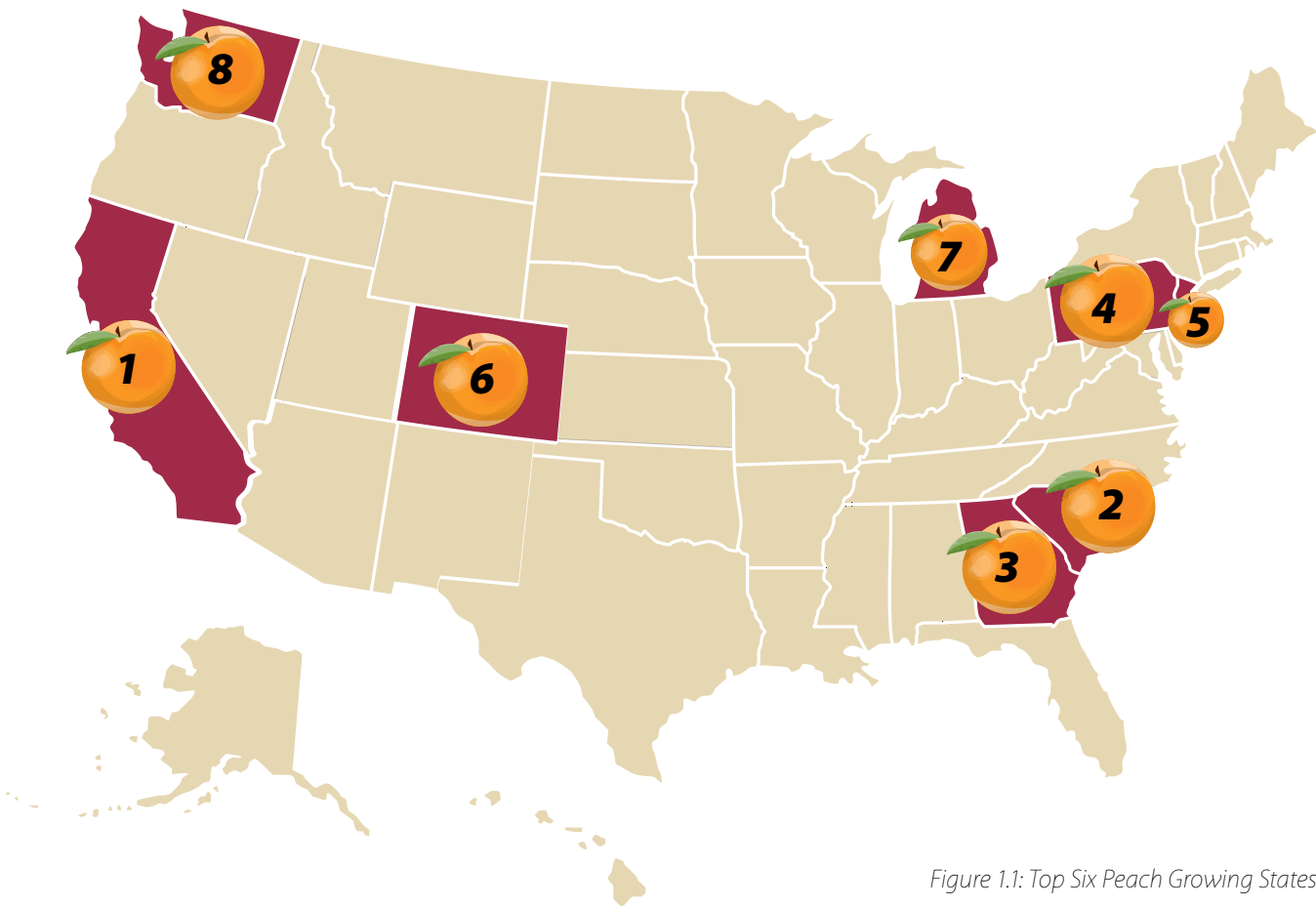
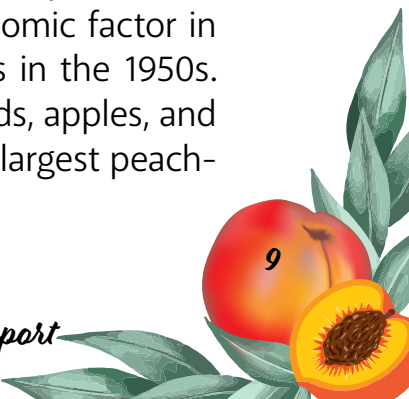


Figure 1.1: Top Six Peach Growing States

Nearly 6,000 workers were needed for the three-week Standard Elberta harvest in the early 1900’s. Migrants and locals were and still are an important part of the workforce. Families used to take children out of school during the harvest season to help with the abundant harvest.

Perhaps the most pivotal moment in Palisade’s peach growing history was a hard freeze in December 1962 and January 1963, which wiped out entire orchards. As a result, approximately half the fruit acreage in the Valley was destroyed– especially orchards on the Redlands. After the orchards were reduced in the late 1960s, due to the impacts of the 1962-1963 freeze, rail shipments dwindled, and refrigerated semi-trucks replaced railroad shipments for fruit.

Currently, with more than 40 varieties of peaches which are available locally from late June through September, the Palisade peach harvest is still a strong economic factor in Palisade and the Grand Valley even though it is only 50% of what it was in the 1950s. While the region has expanded its agricultural products to include vineyards, apples, and lavender, Palisade is still known for its peach orchards. Colorado is the 6th largest peach-producing state in the U.S, according to a 2021 USDA report.





## AGRICULTURAL AREAS AND IRRIGATION CANALS

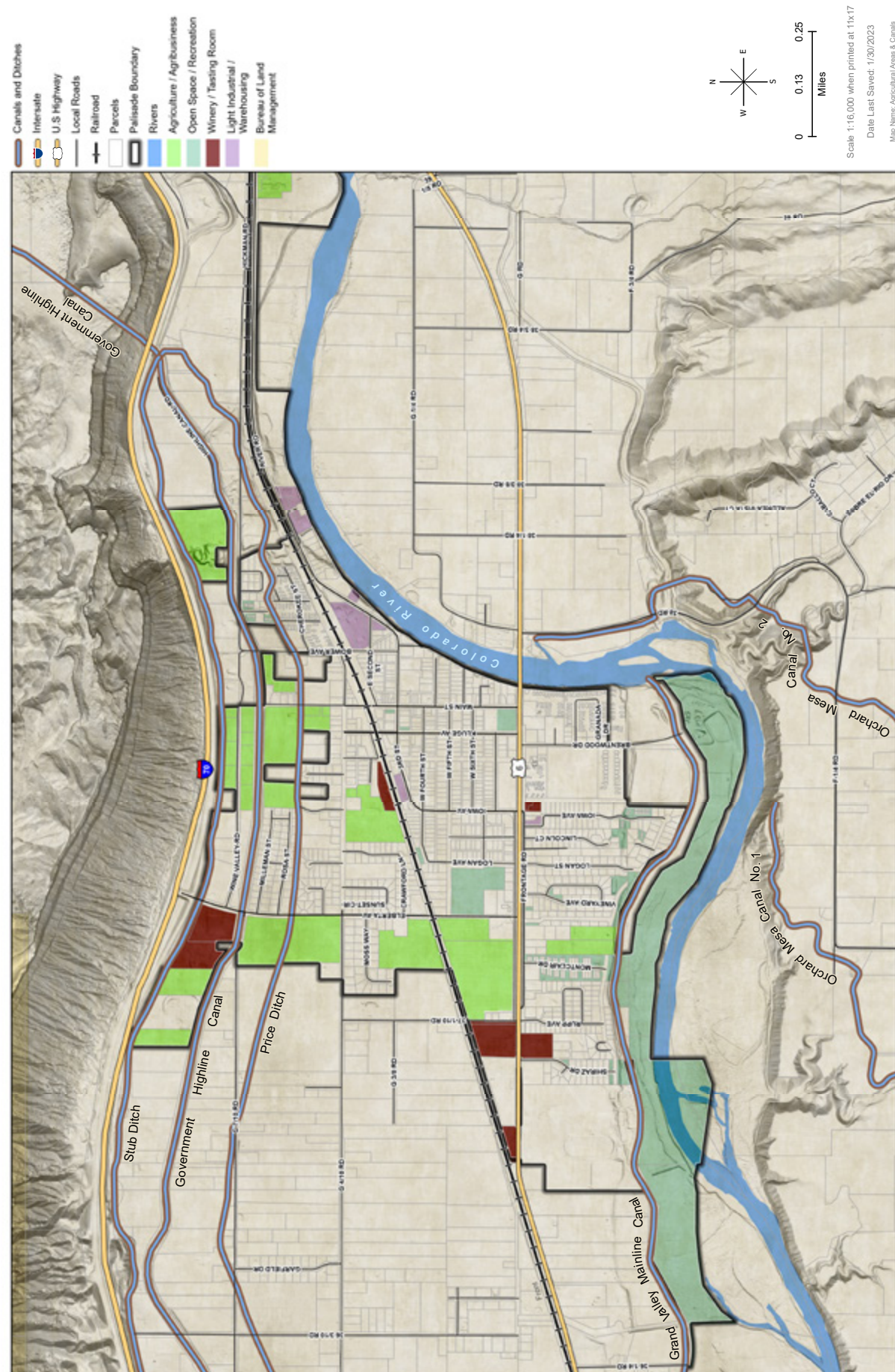


Figure 1.2: Agricultural Areas and Irrigation Canals Map

In Palisade, five former peach growers planted wine grapes instead of replanting orchards, leading to successful wine grape growing and accompanying wineries. The 4,800-foot altitude with lots of sunshine, warm days, cool nights, and good soil and water make peaches and grapes naturally sweeter. Only recently have the wineries surpassed peaches as the biggest reason people visit Palisade. To help preserve the agricultural lands in and around Palisade, the Mesa Land Trust was established to perpetually keep viable peach orchards and other productive agriculture around Palisade and throughout Mesa County.

Thanks to the vision of early settlers and the determination of local orchardists, Palisade is home to over 500,000 peach trees, 800 acres of vineyards that produce 90% of the grapes used in making Colorado wines, and 34 wineries with additional wineries looking to open in the coming years. The crops have expanded to hops and lavender in recent years, making it a popular destination for locally grown agricultural products.

## IRRIGATION AND DIVERSION DAM

Early settlers saw the potential of diverting water from what was then called the Grand River – which was renamed the Colorado River in 1921. The water flowing through the Colorado River could be captured to irrigate agricultural land through dams, diversions, and canals. Before the canals were completed, barrels of water were hauled from the river.



Photo Courtesy: Grand Valley Water Users Association



Photo Courtesy: Palisade Historical Society, Peska Family Collection

The first diversion dam on the Grand River was built starting in 1883, though it did not serve Palisade orchards. Additional dams and canals were built to serve the rich agricultural land around Palisade, and in 1915, the Grand River Diversion Dam was built in De Beque Canyon. It diverts water into the Government Highline Canal, which supplies five irrigation canals in Palisade and East Orchard Mesa, as well as the west end of the Grand Valley. It is 55 miles long and provides irrigation water to all of Palisade's orchards, and stretches all the way to Mack.





**RAILROAD**

The railroad was extended through Palisade in 1890, and later three passenger trains stopped in Palisade every day in addition to large numbers of peach shipments in August and coal shipments in the winter. Initially, peaches were shipped in refrigerated box cars, “reefers” from Marketing Cooperative platforms located near the railroad tracks in downtown Palisade to markets in the Midwest where demand for Palisade peaches for home canning was strong.



Photo Courtesy: Palisade Historic Society, Peska Family Collection



Photo Courtesy: Denver Public Library Western History Collection Z-2977



Photo Courtesy: Museums of the West, Barnhisel Collection

**MINERAL AND NATURAL RESOURCES**

Continuing to build on its natural resources, Palisade’s early economy also benefitted from the abundance of valuable coal. Coal mining began in 1884 when George Smith opened the Bookcliff Coal Mine west of Mount Garfield. Eventually, more than a dozen coal mines operated around Palisade.

In 1899 George Smith also discovered the vein of coal in De Beque Canyon that resulted in the Cameo Mine. It was the largest coal mine in the area and later provided coal for the Public Service Company power plant built in Cameo in 1957. The power plant supplied electricity to the region until 2010.

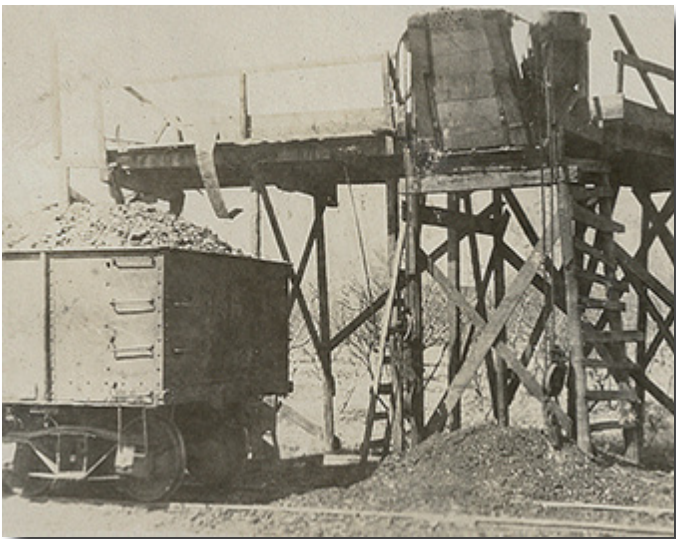


Photo Courtesy: Palisade Historical Society, Swisher Family Collection



Photo Courtesy: Matt Darling



The region experienced another boom with oil shale extraction in the 1970s from the Piceance Basin near Rifle. In response to this activity, Mesa County rezoned agricultural properties for high-density housing to encourage development.

The former Cameo power plant property is now the Cameo Shooting and Education Complex. While the property is currently owned by the Town of Palisade, the Town has an agreement with the Colorado Parks and Wildlife (CPW), which allows CPW to operate the facility. The agreement also stipulates that the land will transfer to CPW in 2027. Once the land transfer is complete, Cameo will be owned and operated by CPW.

Palisade Today

Though most coal mines in the Palisade area closed in the late 1950s when natural gas replaced coal for heating, Palisade thrives on its agricultural success today. Palisade has capitalized on its agricultural roots to become a tourism destination for agriculture thanks to the abundant peach and grape harvests coupled with the marketing efforts of the Tourism Advisory Board and Colorado Association for Viticulture and Enology, which has its office in Palisade. The multiple festivals, including Bluegrass, Honey, Lavender, Peach, and Winefest, to name a few, celebrate the rich culture of Palisade and have put Palisade on the map as a destination for out-of-town visitors.

PHYSICAL PROFILE

Palisade is approximately 13 miles east of Grand Junction and 230 miles west of Denver, with an elevation of 4,724 feet above sea level. I-70 borders the north side of Palisade. The railroad and Highway 6, otherwise known as G Road, W. 8th Street, and Front Street, run east-west, splitting the north and south areas of Palisade. The Colorado River flows east to west, providing a meandering border on the south side of Palisade.

The climate is relatively mild by Colorado standards. Palisade sees an average of 16 inches of snow each year and 10 inches of rain that falls on the Palisade’s 1.07 square mile area. On average, the sun shines on Palisade 241 days a year. The sun is a welcome relief in the winter, with an average low of 18 degrees, which still places Palisade as one of the warmest spots in the winter in Colorado. In July, the average temperature hovers around 90 degrees. For approximately 53 days a year, Palisade has temperatures at 90 degrees or higher, ranking it one of the warmest places in Colorado on average.

NATURAL PHYSICAL FEATURES

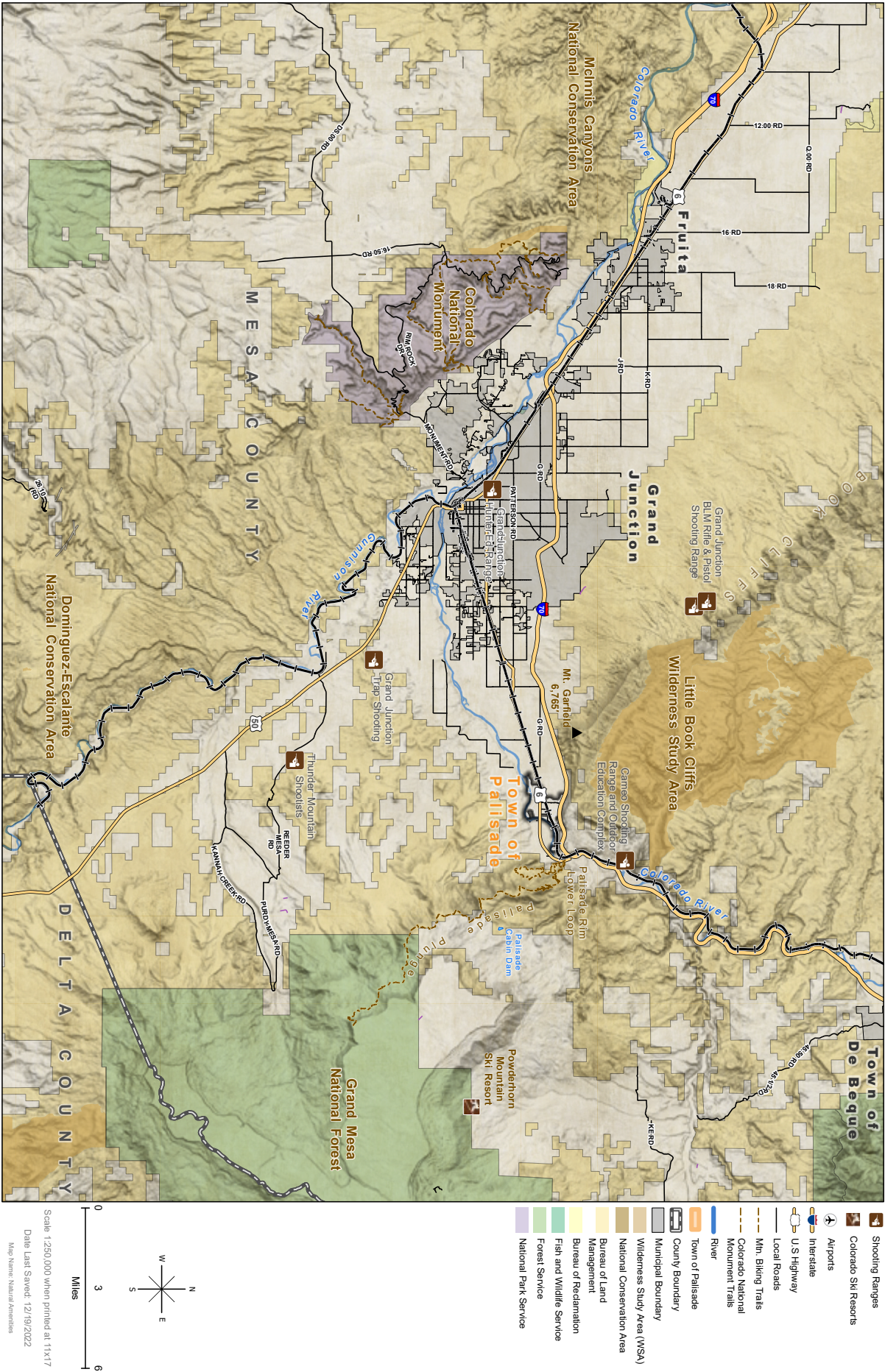


Figure 1.3: Natural Physical Features Map





Palisade has other amenities surrounding the community. A short 30-minute drive from Palisade allows residents and visitors to ski at Powderhorn Mountain Ski Resort. Powderhorn Mountain Resort provides mountain biking, hiking, and a special event venue in the summer.

Recreation opportunities for Palisade also include canoeing, paddle boarding, and tubing along this meandering, slow-moving section of the Colorado River. The Grand Mesa, the Palisade Plunge, and the Colorado National Monument, located in Mesa County, provide a mountain biking and hiking wonderland.

Not only is the Grand Mesa good for mountain biking and hiking, but it is also a well-known hunting destination. The Dominguez-Escalante National Conservation Area is in close proximity to Palisade and offers mountain biking, hiking, camping, and hunting opportunities which attract tourists from across the United States. For those interested in improving their shooting skills, the Cameo Shooting Complex discussed earlier, is available to the east of Palisade.

### COMMUNITY CHARACTER AND VALUES

The community meetings, as discussed in the Community Engagement Report in the Appendix of the Game Plan, demonstrated the pride in being an agricultural-based economy, the beauty of the physical aspects of Palisade, and the small-town feel meaning neighbors know neighbors and neighbors helping neighbors.

The values were provided by input from community members on the Game Plan through a game where people put poker chips in jars with competing values. Each participant was given four (4) gray chips worth one (1) point and a green chip worth five (5) points. The participant was asked to choose which value was most important to them. The instructions were as follows:

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

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

The values game was played at the Palisade Farmer’s Market, the Spoke and Vine Locals Night, and Slice O Life Bakery early in the morning. The total number of participants and responses are outlined in the Community Engagement Report in the Appendix of the Game Plan.

The most desired values were as follows:

- Preserving agriculture over the viewshed,
- Having low-density residential over affordable housing,
- Supporting year-round businesses over seasonal tourism,
- Conserve small-town charm over a sustainable economy.

The Game Plan was developed based on these community values and the Goals, Strategies, and Actions outlined in the Game Plan reflect these values. All the community comments are provided in the Community Engagement Report, included as an Appendix to the Game Plan.

### Demographic Trends

The latest data for communities the size of Palisade comes from the American Community Survey 5-Year Estimate (“ACS”) dated from 2016 to 2020, which was released by the Census Bureau in March of 2022. Other data used to compile the information for the foundation of the Game Plan are data from the 2015-2019 ACS and the 2020 Census (“Census”), identified separately from the 2020 ACS.

The global pandemic of 2020 saw changes in how people work and live. Data from the impacts on Palisade from the 2020 pandemic might not be reflected in the demographic trends outlined below due to the ACS and the 2020 Census release dates.

### POPULATION AND PEOPLE

The 2019 ACS predicted the population in Palisade in 2020 to be 2,783 based on previous growth trends. However, the official Census showed a decline in the population to 2,565 people. According to the Colorado State Demographers Office, the Palisade population declined by 159 people from 2010 to 2020. However, the Census was conducted before and during the pandemic when it was difficult to relocate to other areas due to stay-at-home orders. Anecdotally, residents feel Palisade has grown in population since 2020 due to the surge in remote work and rural population increase during and after the pandemic. Of the estimated 51 people that moved to Palisade from 2019 to 2020, according to the 2020 ACS, 9.9% moved in from another state, 7.1% moved within the same County, and 2.5% moved from a different County but within the State of Colorado.





In 2019, according to the ACS, 76.6% of the population of Palisade is considered White (Non-Hispanic) and 11.9% of the people in Palisade are Hispanic, 11.4% are considered White (Hispanic), 0.56% are considered Asian, and 0.45% are considered Native Hawaiian and Other Pacific Islander. Compared with Mesa County and the State of Colorado, Palisade is less diverse; however, Palisade has a higher percentage of Hispanics in the community. This may be caused by the increased migrant workforce present working in the agricultural industry.

As of 2019, 96.4% of Palisade residents were US citizens, higher than the national average of 93.4%.

English is the primary language spoken in Palisade households. Specifically, according to the 2020 ACS, 92% of households only speak English, and 7.2% of the population of Palisade speak Spanish. Another 0.8% speak an Asian or Pacific Islander language.

AGE AND SEX CHARACTERISTICS

In 2019, the ACS showed the median age of all people in Palisade was 38.8 years. Native-born citizens have a median age of 38 and foreign-born citizens have a median age of 48. In 2018, the average age of all Palisade residents was 39. However, the 2020 ACS data shows that the median age for Palisade residents is getting older. The median age for Palisade residents is 44.3 years. In contrast, Mesa County has a median age of 39.7 years, according to the 2019 ACS, and the 2020 ACS there is a median age of 40.0 years.

The population of Palisade is not aging faster; rather, relatively older adults are moving into Palisade. Older residents moving into Palisade could be a trend from the 2020 pandemic. People with higher incomes and mobile jobs have the ability to move to Palisade and call Palisade home. Another factor in the aging of the population could be the lack of access to affordable housing is pushing younger families and residents out of Palisade.

Approximately 21.2% of residents are under 18 years old, with 78.8% over 18. Of the 18 and older population, 22.1% are over 65, contrasting with the Colorado average of 14.2% of people over 65. This change to the average age of a Palisade resident, if it continues, could have a significant impact on schools, social services, human services, and overall community economics and spending habits.

The 2020 ACS shows approximately 1,459 males and 1,324 females in Palisade. However, the margin of error for this statistic is plus or minus 117 people.

EDUCATIONAL FACILITIES AND ATTAINMENT

Palisade has one high school, Palisade High School. It also has one elementary school, Taylor Elementary. Mount Garfield Middle School is located on the border of Clifton and Palisade.

71.3% of school-aged children in Palisade are enrolled in K-12th grade compared to the Colorado average of 66.5%.

The level of educational attainment in Palisade is lower than the Colorado average. According to the 2020 ACS, 23.5% of the residents in Palisade hold a bachelor’s degree or higher, while the average for Colorado is 41.6%. The 2020 ACS shows that 24.6% of the population in Palisade hold a high school or equivalent degree, 31.9% of the population have some college education, 4.1% have an associate degree, 14.4% have a bachelor’s degree, and 9.1% have a graduate or professional degree.

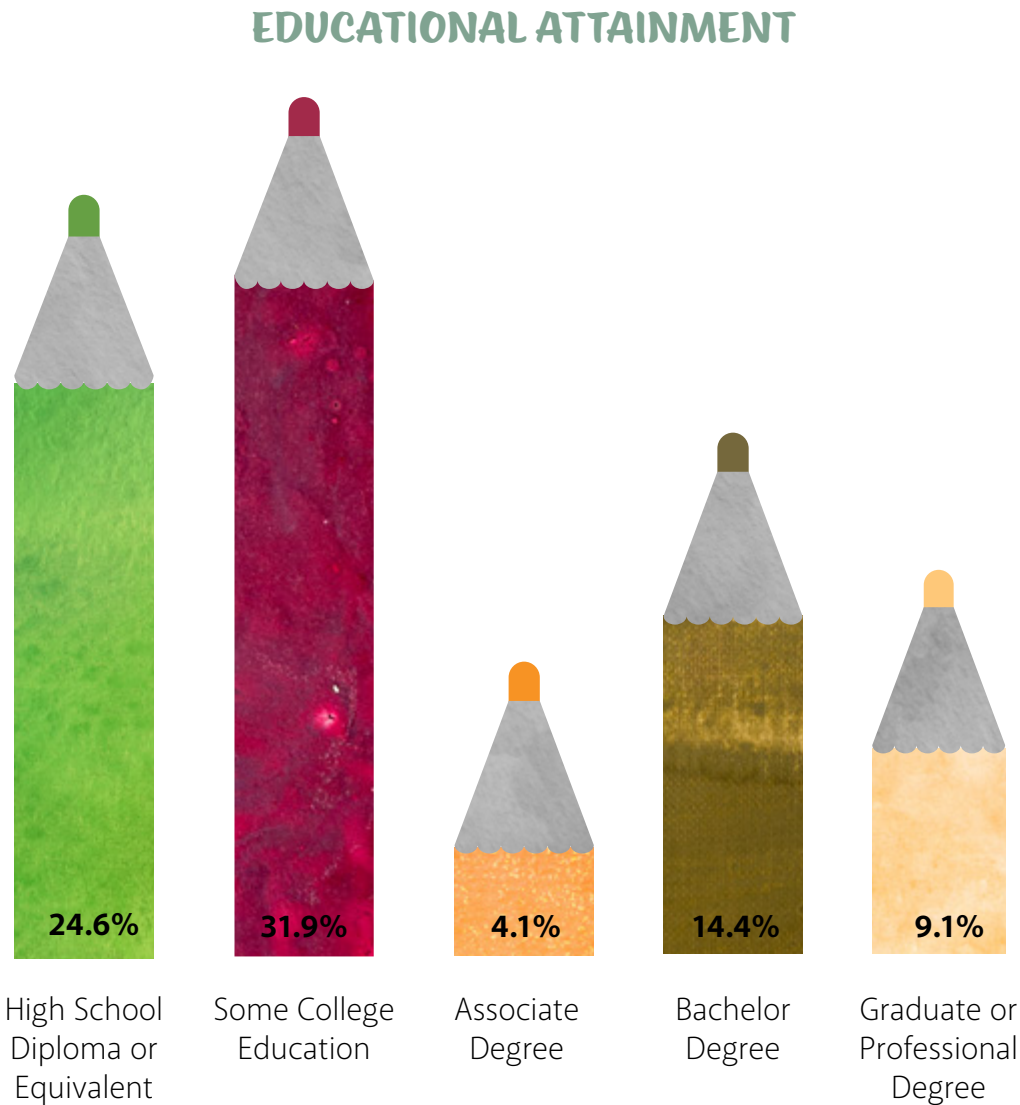


Figure 1.4: Educational Attainment



HOUSING, HOUSEHOLD SIZE, AND INCOME

The total housing units in Palisade amount to 1,254 units. The number of occupied units is 1,185 units. The number of vacant units is 69.

Of the 1,185 occupied units, 353 are owned or rented by a married couple, and 639 of them are occupied by adults with children. The average number of people in a housing unit in Palisade is 2.21, and the average size of a household with children is 3.19 people. Most households in Palisade are occupied by one to two people, accounting for 925 of Palisade’s residents. Some of the stakeholders shared that Palisade is a family community, and the data supports this stipulation.

The median property value in Palisade was \$177,100 in 2019, which is 0.736 times lower than the national average of \$240,500. Between 2018 and 2019, the median property value decreased from \$182,900 to \$177,100, a 3.17% decrease. The numbers above are based on the assessed value of homes, not on the current market value. The market value is how much a home is currently worth on the market, and the assessed value is typically based on a percentage of the appraised value, which is used to determine how much property taxes are owed on the home. The market value of homes in Palisade is not reflected in the assessed value since it takes a minimum of two years for the numbers to catch up to the market demand. The current market demand and the price of homes in Palisade point to an affordable housing issue.

MARKET PROPERTY HOME VALUES



Figure 1.5: Market Property Home Values

The median gross rent in Palisade was \$814 per month, according to the 2020 ACS. 77% of residents renting their homes pay between \$500 to \$999 a month, 20.2% pay between \$1,000 to \$1,499 a month, 1.2% pay between \$1,500 to \$1,999, and 1.7% pay \$3,000 or more in rent. The ACS 2020 data states there are no rental units in the price range from \$2,000 to \$2,999.

The homeownership rate in Palisade in 2019 was 59%, and in 2020, the homeownership rate jumped to 65.3%, which is still lower than the 2020 national average of 66.2%.

In 2019, 59% of the housing units in Palisade were occupied by their owner. This percentage grew from the 2018 rate of 56.3%. This percentage of owner-occupation is lower than the national average of 64.1%. This data shows that the percentage of people living in those homes is lower than the number of owned houses, which indicates a higher rate of unoccupied homes.

PERCENTAGE OF VACANT HOMES

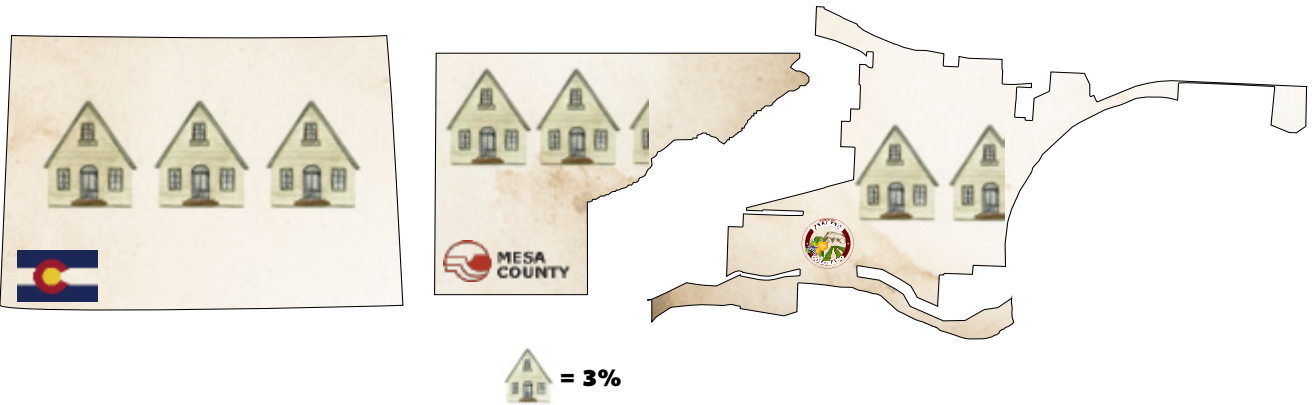


Figure 1.6: Percentage of Vacant Homes

In 2020 the households in Palisade had a median annual income of \$34,115, less than the median annual income of Mesa County, which is \$57,157, and \$65,521 across the entire United States. This is compared to a median income of \$37,779 in 2019 and \$34,844 in 2018, representing a –0.187% annual growth between 2019 and 2018. According to the 2020 Census, the median household income declined from \$37,779 in 2019 to \$34,115 in 2020, representing a 1.91% reduction in the median household income.

MEDIAN ANNUAL INCOME



Figure 1.7: Median Annual Income



EMPLOYMENT

From 2018 to 2019, employment in Palisade declined by 5.74%, from 1,220 employees to 1,150 employees.

Palisade residents are employed in multiple sectors. In 2020, most residents in Palisade, 70.3% were employed by a private company, 9.6% were employed in the local, state, or federal government, 14.6% were self-employed in their own business, and 5.6% were part of a non-profit organization.

INDUSTRY OF EMPLOYMENT

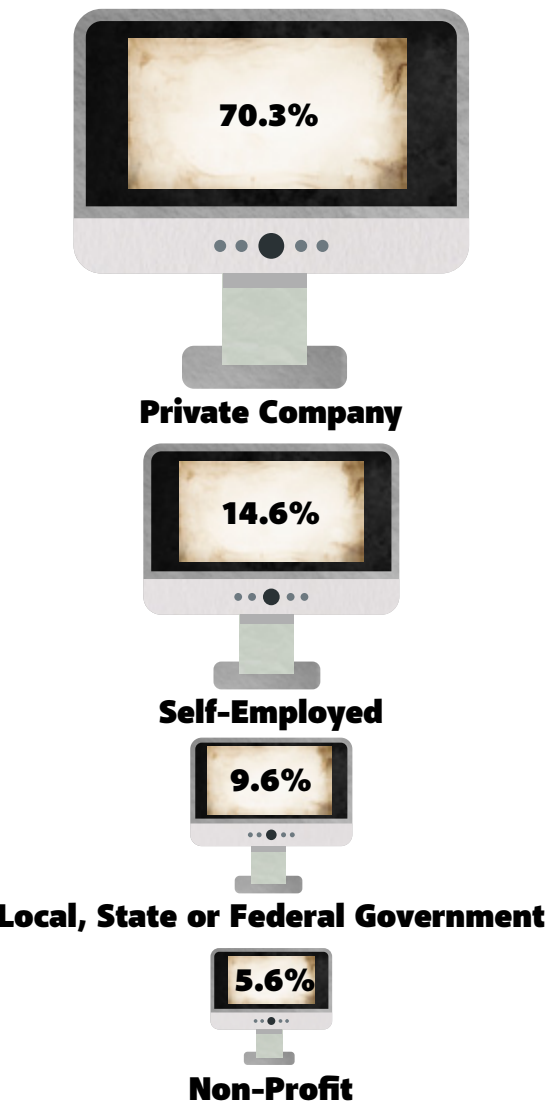


Figure 1.8: Industry of Employment

The most significant employment sectors were educational services, health care, and social assistance, with 262 people employed in these sectors. The next highest was construction with 180 people, arts, entertainment, recreation. Accommodation and food services employed 163 people in Palisade. The last industry employing more than 100 people in Palisade is the retail trade, in which 110 people worked.

COMMUTING

Palisade residents commuted an average of 32.5 minutes to their workplace, with 9.55% of the workforce having “super-commutes” over 90 minutes. These times are greater than 18.9 minutes in Mesa County, as a whole, and the national average of 25.8 minutes, per the 2020 ACS.

76.4% of workers in Palisade drove alone to work, followed by those who carpooled to work at 8.22%, approximately 5.37% bike to work, while 5.07% walked to work and 4.94% worked at home.

AVERAGE COMMUTE TIMES

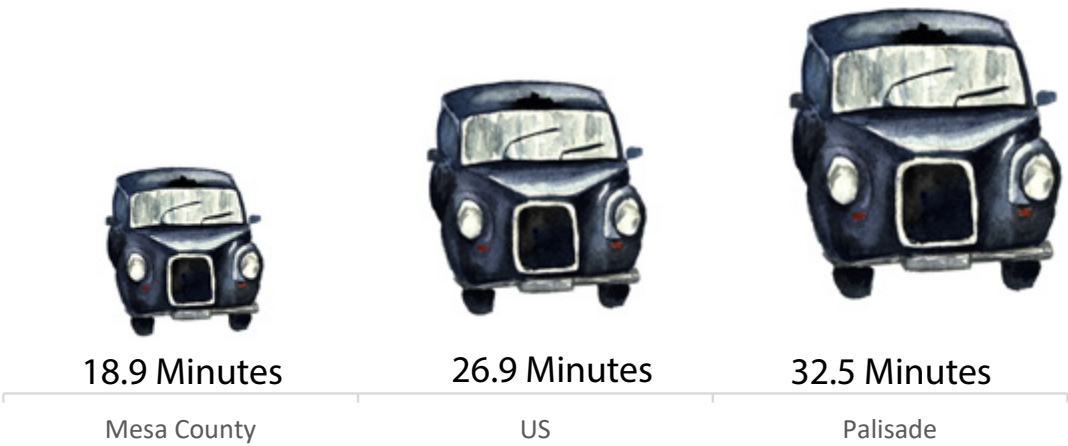


Figure 1.9: Average Commute Times

Of the commuters, 567 people live outside of Palisade but work there, 816 people live in Palisade and are employed outside, and 74 people are employed and live in Palisade.

Car ownership in Palisade is approximately the same as the national average, with two cars per household.

COMMUTER HABITS

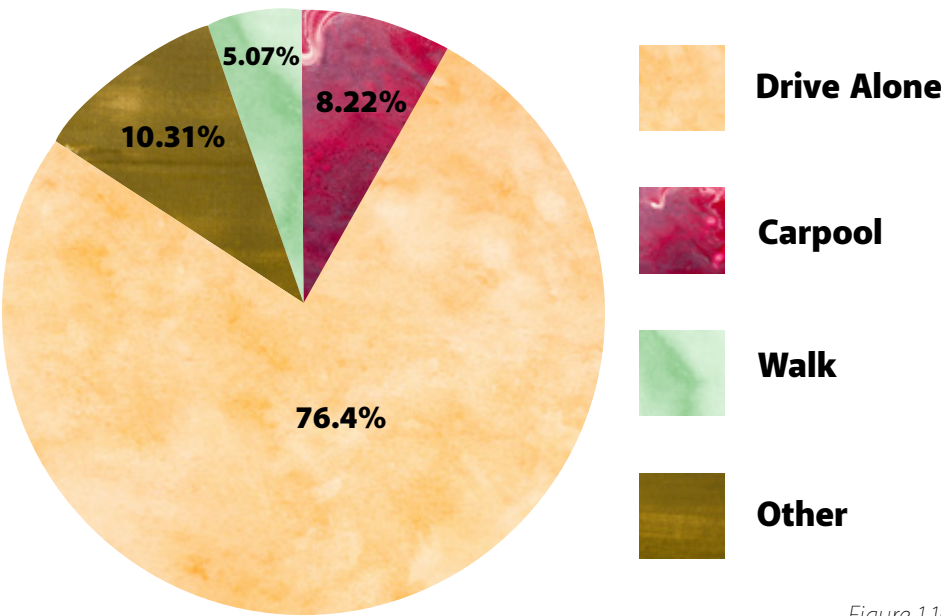


Figure 1.10: Commuter Habits

## TRANSIT

The Grand Valley Transit System became fully operational in 2000, providing connections to Palisade. The Palisade route connecting to the Clifton Transfer Station provides a way for the Palisade community to reach services, jobs, and other destinations in the greater valley. The Grand Valley Transit system focuses on meeting the needs of the elderly, the economically disadvantaged, and those who are mobility impaired. Residents can use Paratransit, which requires prequalification and advanced scheduling. Palisade partners with Grand Valley Transit and pays for the service connections in Palisade through the general fund.

## ALTERNATIVE TRANSPORTATION

Small companies exist providing pedicabs to get people around Palisade. Palisade markets itself being a bike-friendly community to get from one place to another and as a recreational component. However, some formal connections for biking and walking are missing in the community, which is further discussed in Chapter 5: Multimodal Connections.

## POVERTY

Poverty impacts all aspects of a community’s well-being. High poverty rates have a ripple effect. For example, when residents cannot afford healthy food, they eat less healthy options, leading to other long-term health issues. Unfortunately, health issues are neglected because most poor residents do not have health insurance coverage, so they only seek emergency medical care rather than preventative health care. High poverty rates can also lead to other issues that impact the community’s overall well-being, such as substance abuse and mental health issues. Increases in crime, violence, and demand for resources can result.

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who classifies as impoverished. If a family’s total income is less than the family’s threshold, then that family and every individual live in poverty.

The 2021 Grand Valley Housing Needs Assessment states, “Median income in the Grand Valley has remained flat or decreased since 2010, and poverty rates have slightly increased in Grand Junction and Mesa County overall, while Clifton, Palisade, and Fruita saw a sharp increase in poverty rates.”

According to the 2020 ACS, 23.5% of the residents in Palisade live below the poverty line, a higher number than the national average of 9.8%. The largest demographic living in poverty is children under 18 years of age at 42.8%, followed by those 18 to 64 years old at 22.6%, and 5.7% of residents aged 65 and older living below the poverty line.

## PERCENTAGE OF AGE GROUPS LIVING IN POVERTY

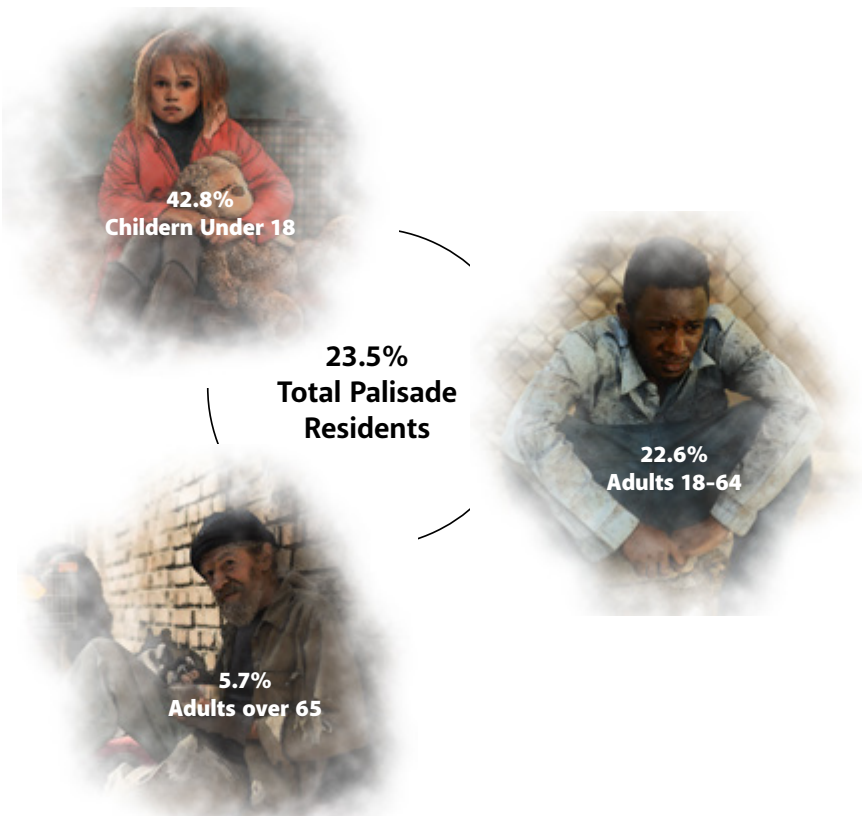


Figure 1.11: Percentage of Age Groups living in Poverty

## Safety and Emergency Services

Palisade is a relatively safe place based on crime rate statistics and the ratio of the numbers of officers to residents. Specifically, in 2019, according to City-Data.com, the total reported crimes were three rapes, three assaults, four burglaries, and 30 thefts. However, the data did not include traffic stops or other minor offenses. The total number employed as law enforcement for Palisade is 11 people.

Palisade Fire and Emergency Medical Services is currently a department with seven paid staff members, four part-time paid staff members and 8 volunteers. To respond to the 6,042 acres, 9.44 square miles, of the district from Beaver Tail Tunnel to 35 Road, which is adjacent to Clifton Fire Protection District boundaries, Palisade Fire has the following apparatus: One Type 1 Fire Engine, one Type 4 brush truck, one Tactical Tender, and two medical ambulances to serve the district. Palisade Fire reaches out to Clifton Fire, Grand Junction Fire Department Station 2, and East Orchard Mesa for additional mutual aid support.





# Accomplishments since 2007 Comprehensive Plan

Palisade has had many accomplishments since the 2007 Comprehensive Plan was adopted with a vision for Palisade to *“Preserve and enhance the agricultural village atmosphere of Palisade with fostering tourism, economic growth, and prosperity to create an attractive and vibrant community for residents and visitors.”* Palisade has achieved this vision and continues to make positive strides to enhance the lives of residents and the experience of visitors. Some of the notable accomplishments that have furthered the community development efforts are:

- Updated the land use code to require design standards for new commercial development near I-70 Exit 42.
- Update the land use code to encourage design guidelines for all new or renovated buildings in the proposed downtown Mixed-Use District.
- Amended the land use code to include a new Mixed-Use District in the downtown area with appropriate land uses and design guidelines.
- Amend the land use code to include new Residential Mixed-Use Districts with appropriate land use, design, signage, and traffic/parking standards.
- Modified the Land Use Code to allow for new accessory dwelling units (ADUs) or the conversion of existing small structures, such as garages, to ADUs.
- Modified the Land Use Code to allow mixed-use developments in appropriate locations.
- Currently coordinating with CDOT to develop plans for a roundabout at the intersection of Elberta Avenue and U.S. Highway 6.
- Developed a comprehensive drainage and stormwater management plan.
- Upgraded the skateboard park to a concrete facility.
- Continued and expanded opportunities for community farmers markets. Which lead to having an award-winning Sunday Farmer’s Market.
- Coordinated with farmers and the Mesa Land Trust to encourage farmers to voluntarily place conservation easements on agricultural land.

- Continued to encourage and enhance the promotion of agri-tourism events and direct farm marketing opportunities through coordination with the Chamber of Commerce, the Grand Junction Visitor and Convention Bureau, and the agricultural community.
- Redesigned Highway 6 for pedestrians and bicyclists by adding sidewalks and bike lanes.
- Completed the 33-mile Palisade Plunge Trail with Mesa County partnerships.
- Assisted with the Palisade History Museum, which opened year round in August 2021 and has attracted more than 700 visitors to Palisade.

These accomplishments set the positive trajectory of the town, and the purpose of the 2022 Game Plan is to build off of these successes and create an even greater, more vibrant, and successful community that residents are proud to call home and visitors rave about after their visit.

Palisade is also investing in the well-being of the community by partnering with Community Hospital on the new clinic being built in the space formally occupied by the old Palisade High School and west of the Palisade Fire Station. Instead of needing to drive to the closest medical facility 10 miles away, community members will be able to utilize a facility within walking distance of most residents. The new 6,700-square-foot building containing a clinic and urgent care is currently under construction and slated to open in 2023.



Photo Courtesy: Palisade.Colorado.gov





# Conclusion

Population projections and demographic trends analysis play a direct role in land use decisions and possible future development. Although the population in Palisade is not growing as quickly as was projected in the 2007 Comprehensive Plan, the slower growth rate has allowed Palisade to develop programs and make improvements focused on serving the existing residents. These improvements include supporting the renovation of homes in Old Town in the last four years, installing fiber optic infrastructure in the coming year, and upgrading and replacing some of Palisade’s older infrastructure.

Palisade is a community experiencing a renaissance and resurgence. The agricultural way of life in and around Palisade is celebrated through community festivals by both residents and tourists alike. Palisade has made strides in the last few years by improving transportation networks, multimodal paths, and recreation amenities. Similar to other communities with seasonal and tourist-based economies, Palisade faces challenges related to housing options and sustaining year-round businesses. While more visitors are flocking to Palisade for the festivals and small-town charm, housing prices are increasing, and businesses are being operated around the seasonality of visitors. The remaining chapters of the Game Plan will highlight the strides that Palisade has made, the improvements put in motion already, and propose some new, out-of-the-box concepts designed to enact the community values. The analysis, values, and recommendations are founded on the robust community engagement program used to develop the Game Plan.



Photo Courtesy: Museums of Western Colorado, Peach Board of Control Collection



Photo Courtesy: Adobe Stock







## *Chapter Two: Land Use Form*

### **Introduction**

Palisade is a community filled with an abundance of agricultural uses driving the commercial and tourism industries. The community overwhelmingly desires for the agricultural lands to be preserved as it is tied to the community's history and identity. While the tourism industry brings in economic generation, the community desires to balance this economic benefit with the impacts of a significant influx of visitors on infrastructure, public services, and emergency response. The Land Use Form chapter aims to address future needs while creating an economically vibrant community where people want to live, spend time, can afford to live, and where businesses can prosper year-round. The 2022 Game Plan strives for a balance of land uses to encourage economic development while preserving, respecting, and enhancing the community's agricultural character.

Land use planning is essential to optimize the combination of development projects and the preservation of desired uses. Land use form creates the foundation upon which Palisade will be able to preserve important lands, enhance properties to better align with future vision and goals, and transform properties to meet changing demands and pressures from future development.

The first section of this chapter reviews the existing conditions and zoning in Palisade. The second section discusses future land uses, the third section identifies the future needs in Palisade, and the fourth section discusses the 3-Mile Plan. The final section provides goals, strategies, and actions for Palisade to achieve its vision for the future

### **Existing Conditions**

The existing conditions section accurately describes Palisade's current status as it relates to land use. It will be made up of several elements, such as natural amenities, zoning, and land uses.



EXISTING NATURAL AMENITIES

Natural amenities are further detailed in Chapter 1: Community Character and Inventory and Chapter 3: Community Resiliency, but a brief discussion is necessary as it relates to land use and the impacts on future land use decisions. Located at the doorstep of the Grand Mesa National Forest, Palisade is nearby multiple mountain biking and hiking trails. One hiking option is Mount Garfield. Though the trail is only around four miles round-trip, steep climbs categorize this trail as strenuous. The views from the top of nearby Grand Junction, Palisade, and the surrounding countryside is worth the climb. However, numerous less challenging trails around Palisade, such as the Rim Trail, the Palisade Plunge Trail, and the Stagecoach Trail, provide mountain bikers and hikers with similar views of the Grand Valley. Inside the boundaries of Palisade is mostly home to amenities for road bikes through the Fruit and Wine Byway. Trail amenities are discussed in greater detail in Chapter 4: Recreation and Tourism. The recreation and the tourism opportunities tied to the natural amenities in Palisade drive land use decisions to preserve, enhance, and transform what makes Palisade unique.

ZONING

The zoning in Palisade reflects the possible uses of a given property. Individual parcels are regulated by Palisade through different zoning districts in terms of what the allowable uses are, as well as developmental regulations such as building height, setbacks, lot coverage, and parking requirements. Zone districts provide guidance on how land uses are distributed throughout Palisade.

Zone districts are related to, but separate from, the existing land uses on properties which are discussed in greater detail within this chapter. While land uses should be in conformance with zone districts, this is not always the case. Some properties are zoned for uses that are no longer appropriate and do not reflect the desires of the community. Therefore, individual property owners may need to request a change to the zoning of their property to allow a desired use. Rezoning is a process that can be time-consuming and uncertain.

If a property owner does want the zoning district of their property changed, the proposed district should reflect the Future Land Use Map (“FLUM”), which is why the FLUM is so critical to the future of Palisade. The preferred future use of properties is reflected in the FLUM, which is also discussed in more detail later in this chapter.

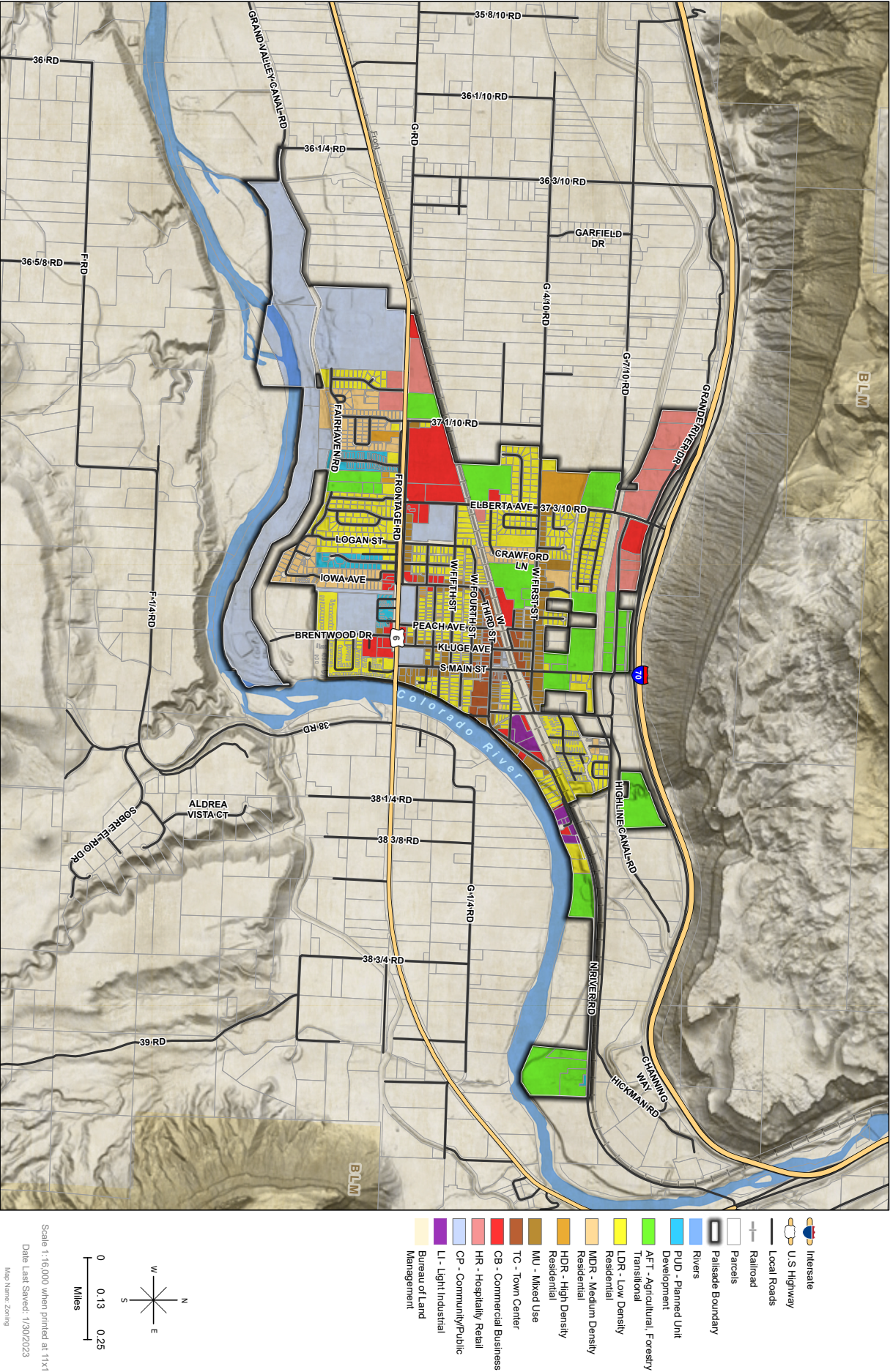


Figure 2.1: Current Zoning Map





# Existing Residential Zoning Districts

## LOW-DENSITY RESIDENTIAL (LDR)

Established to provide for orderly suburban residential development and redevelopment. Intended to maintain and protect residential areas at low to moderate densities, characterized predominantly by single-family detached homes. The regulations for this district protect existing neighborhoods from undesirable uses and residential conversions. While the highest percentage of land is zoned Low-Density Residential, which allows for up to 4.5 dwelling units per acre, there are existing land uses in this zoning district, such as mobile home parks at a density greater than 4.5 units per acre, which are inconsistent with the intent and purpose of the LDR district.



Allowed Uses: Single-family and certain nonresidential development, such as places of worship, short-term vacation rentals, and minor utilities as a use by right, while a bed and breakfast is allowed with the approval of a conditional use permit.



Density: Up to 4.5 dwelling units per acre

## MEDIUM DENSITY RESIDENTIAL (MDR)

Established to maintain and protect residential areas of higher density, including a variety of small lot, duplex, and small townhome residential development options. The MDR district allows moderate to high residential density development at a maximum density of seven dwelling units per acre. Proximity to public parks and open space is an asset for MDR district development.



Allowed Uses: Single-family, two-family, townhouse, and certain nonresidential development, such as places of worship, short-term vacation rentals, and minor utilities as a use by right, while a bed and breakfast and neighborhood-level retail are allowed with the approval of a conditional use permit.



Density: Up to 7 dwelling units per acre

## HIGH-DENSITY RESIDENTIAL (HDR)

Established to provide orderly high-density residential development and redevelopment. The HDR district is intended to protect, preserve, and enhance existing higher-density residential areas, which include multifamily dwelling buildings and complexes mixed with other housing types. Proximity to public parks and open space is an asset for the HDR

district. The HDR district is appropriate for use as a transitional district between low - and medium-density residential and commercial-focused districts.



Allowed Uses: Single-family, two-family, townhouse, multi-family, and certain nonresidential development, such as places of worship, short-term vacation rentals, nursing homes, and minor utilities as a use by right, while childcare centers, museums, libraries, a bed and breakfast, offices excluding medical offices, restaurants, and neighborhood-level retail are allowed with the approval of a conditional use permit.



Density: Up to 11 dwelling units per acre

## MIXED-USE (MU)

Established to facilitate adaptive reuse and preservation of older structures with compatible new mixed-use developments or to focus higher density in-fill development. The MU district is primarily residential; therefore, 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.



Allowed Uses: Single-family, two-family, townhouse, and certain nonresidential development, places of worship, civic club, museum, library, short-term vacation rentals, a bed and breakfast, offices including medical offices, restaurants, neighborhood-level retail and service shops, tasting rooms, technical or business schools, radio and television stations, and minor utilities as a use by right, while nursing homes, childcare centers, hospitals, indoor recreation, and general retail are allowed with the approval of a conditional use permit.



Density: Up to 7 dwelling units per acre

## PLANNED DEVELOPMENT (PD)

A Planned Development aims to achieve greater flexibility than allowed by the strict application of the established zone districts within the LDC while providing greater benefit to the community.



Allowed Uses: Varies



Density: Varies





# Existing Nonresidential Zoning Districts

## AGRICULTURAL AND FORESTRY TRANSITIONAL (AFT)

Established to provide for wineries, vineyards, and related lodging and commercial activity compatible with the Town’s rural and agricultural character. Development in the AFT district is compatible and complementary to the rural/agricultural surroundings.



Allowed Uses: Single-family and certain nonresidential development



Density: Up to 1 dwelling unit per 2.5 acres

## TOWN CENTER (TC)

Established to provide for business and civic functions that make up Palisade’s core. The TC district has a strong pedestrian design and provides for concentrated commercial activity, with buildings covering the entire street frontage.



Allowed Uses: Mix of business, commercial, and residential uses and serves the entire community’s needs.



Density: Varies

## COMMERCIAL BUSINESS (CB)

Established to provide for commercial uses such as office, service, and retail for the community as a whole. Development standards provide for auto-oriented uses. Site design and buffering standards mitigate impacts of traffic, operations, and building form and scale on adjacent businesses and residential neighborhoods. Areas designated in the CB district are primarily located along U.S. Highway 6.



Allowed Uses: Office, service, and retail for the community as a whole.



Density: Varies

## LIGHT INDUSTRIAL (LI)

Established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be relatively clean and quiet and should not

be obnoxious to nearby residential or business districts, warehousing and wholesaling activities, and research facilities. The regulations of this district are intended to prohibit the use of land for industries, which by their nature, may create some nuisance to surrounding properties. Unless separated by a principal arterial, the LI district is not appropriate adjacent to any residential land use or district.



Allowed Uses: Varies, but industries should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities, and research facilities.



Density: Varies

## HOSPITALITY RETAIL (HR)

Established to provide for hospitality and retail development along I-70 in the vicinity of Exit 42, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. Development within the HR district will exhibit a design continuity, compatible, and complementary to Palisade’s historic character and to its existing wineries and agricultural uses. Upper floor residential uses are appropriate and desirable in the village setting envisioned for the HR district.



Allowed Uses: Nonresidential development, townhouse, multi-family



Density: Varies for nonresidential development, up to 11 dwelling units per acre for residential uses

## COMMUNITY PUBLIC (CP)

The purpose of the CP zone is to designate areas for public uses within Palisade. The zone is intended to accommodate the public service, recreational, and open space needs of the community, surrounding rural areas, and visitors.



Allowed Uses: Public service, recreational, and open space needs of the community, surrounding rural areas, and visitors.



Density: Varies



# Zoning Distribution Analysis

The Zoning Distribution reflects the amount of land located in each zoning district. Palisade is zoned approximately 41% residential, which for the purpose of this analysis, includes Low-Density Residential (LDR), Medium-Density Residential (MDR), High-Density Residential (HDR), Planned Unit Development (PD) which include both residential and commercial elements, and Mixed Used (MU). Meanwhile, 33% of Palisade is zoned commercial, including Agricultural and Forestry Transitional (AFT), Town Center (TC), Commercial Business (CB), Light Industrial (LI), and Hospitality Retail (HR). The remaining 26% is considered Community Public (CP) lands.

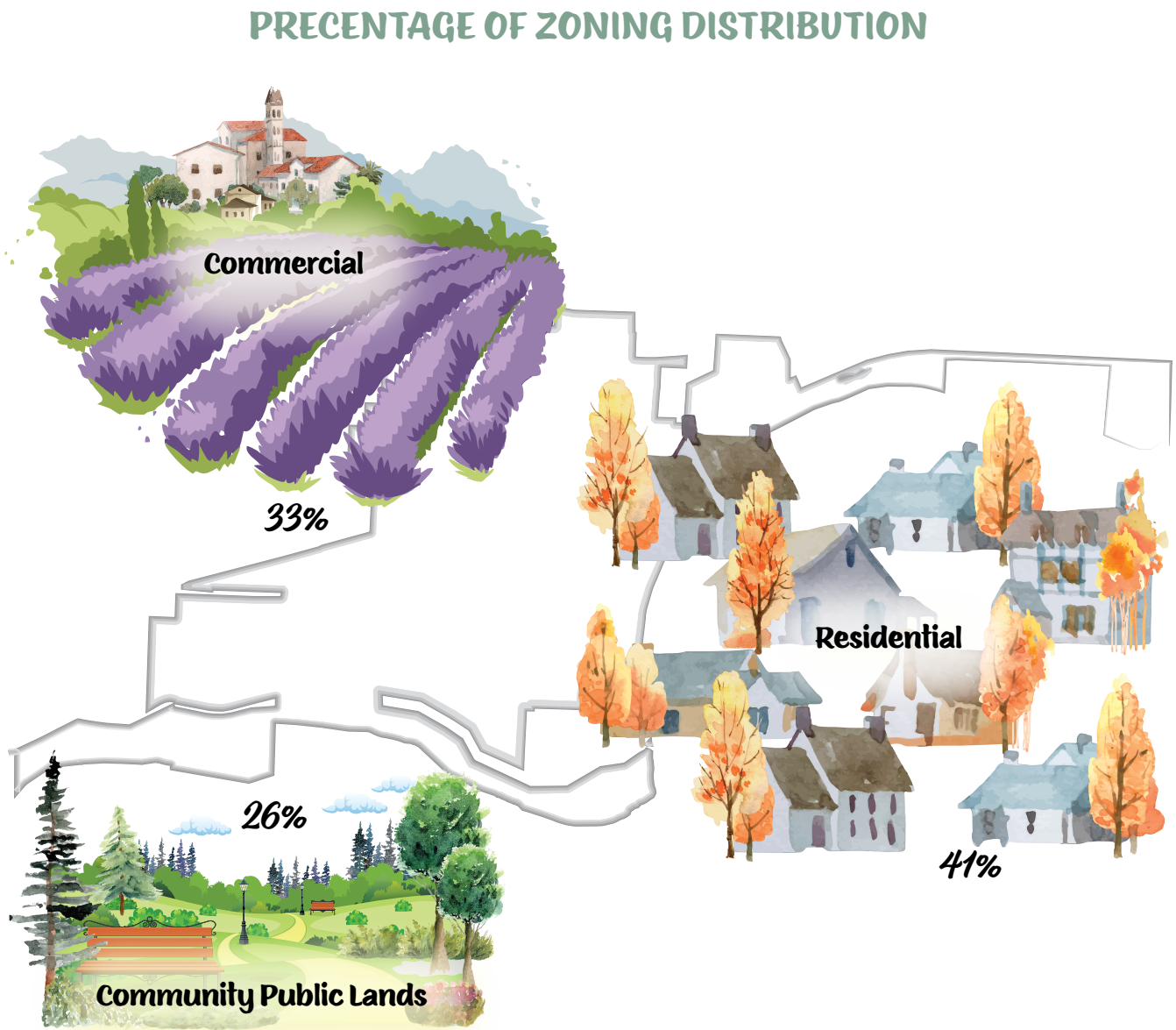


Figure 2.2: Percentage of Zoning Distribution

# PERCENTAGE OF ZONING CLASSIFICATIONS

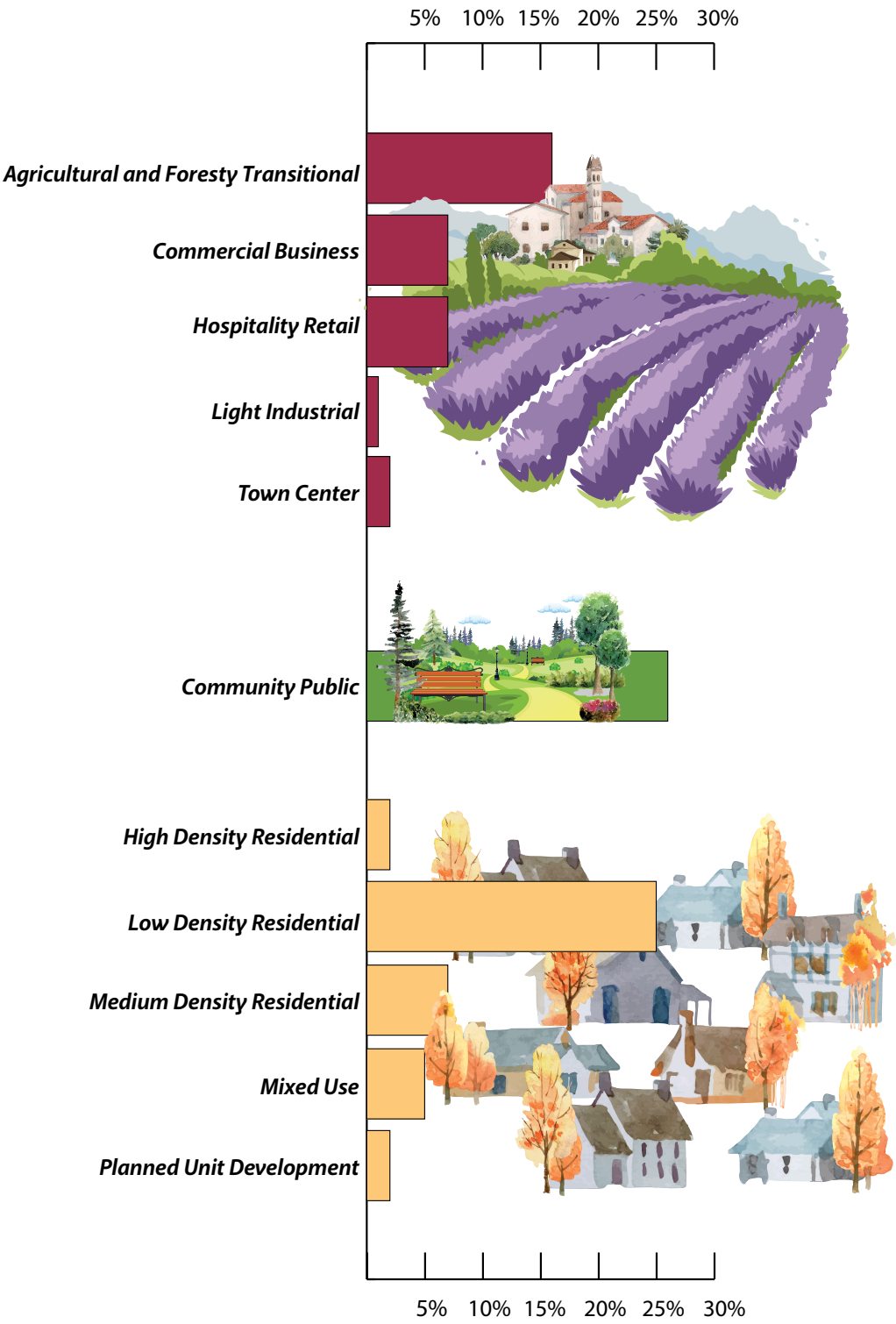
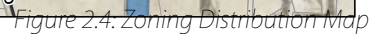


Figure 2.3: Percentage of Zoning Classifications







A wide-angle photograph of a river valley. The foreground shows rugged, rocky terrain with sparse green shrubs. In the middle ground, a river winds through a lush green valley, flanked by agricultural fields and small settlements. The background features large, flat-topped mountains under a clear blue sky.

41

arm



## EXISTING LAND USES

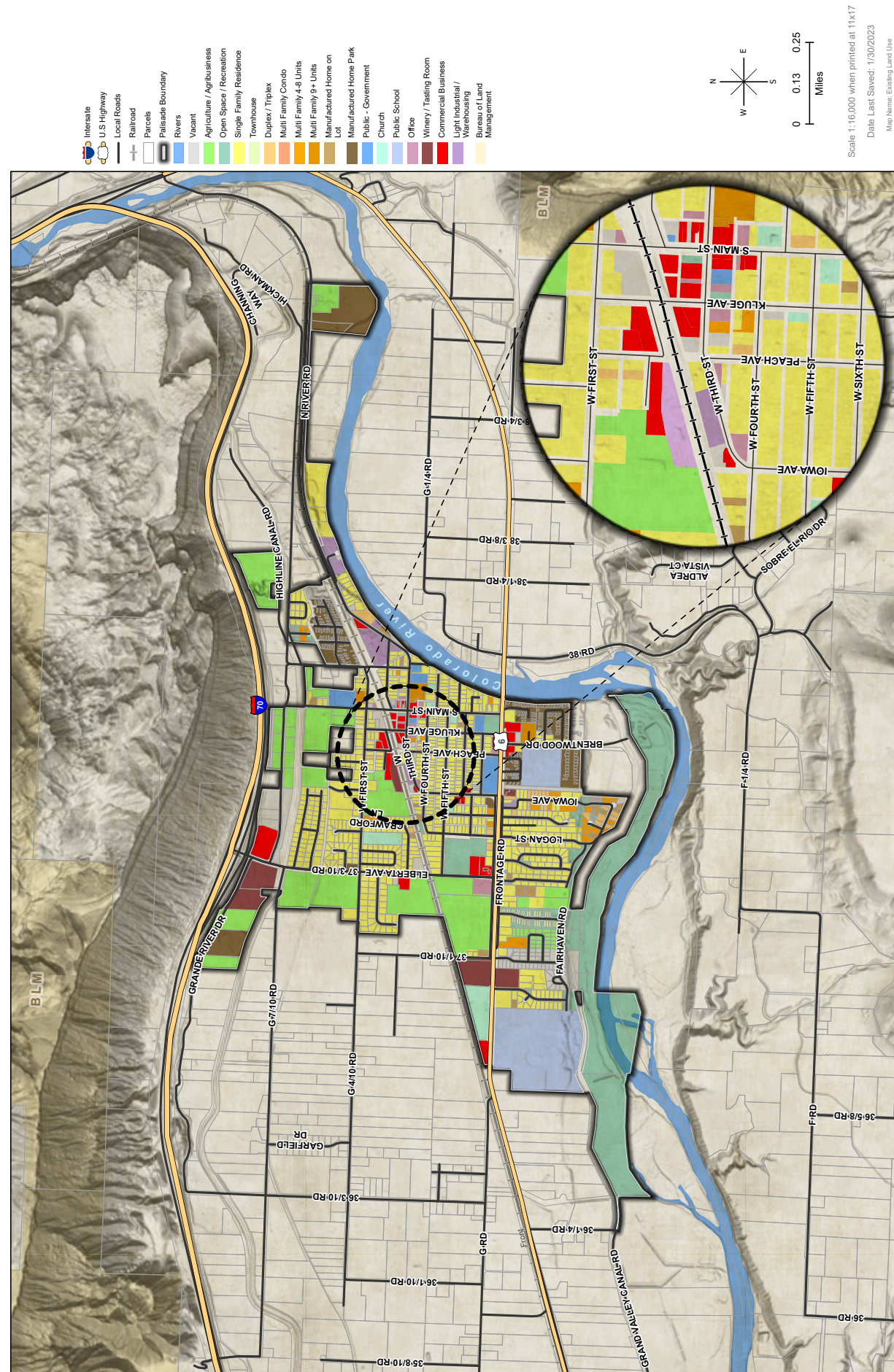


Figure 2.5: Existing Land Uses Map

## Existing Uses

As stated above, if a property is zoned either residential or commercial, it might not be used in that manner. The 2022 Game Plan has identified five general land use classifications used to evaluate and analyze existing land use patterns. Those classifications, which are further discussed in this section, are:

1. Agriculture
2. Commercial
3. Residential
4. Mixed-Use
5. Public Facilities and Infrastructure

The current conditions in Palisade are reflected in Map 2.5: Existing Land Use Map. The existing land use map shows how properties are currently being used and grouped into one of the five categories identified. However, as stated above, it does not reflect the current zoning of the properties. A well-balanced distribution of land uses helps clear the way for Palisade's agricultural values and long-term fiscal and economic viability. Balanced distribution will further the revitalization of economically challenged areas, preservation of existing residential neighborhoods, efficient distribution of public resources, conservation of natural resources, provision of adequate infrastructure, and increase of multi-modal transportation opportunities. Broad land uses should be in balance to ensure the community's future housing needs are met while also ensuring revenue-producing land uses such as retail sales, material production, and services for residents and visitors are included. A community's land use distribution reflects the goals and vision of a community.





# Existing Uses Distribution Analysis

Reviewing existing land use patterns is a necessary first step in land use planning. It provides a snapshot in time of a given arrangement of land uses that exists for a reason or several reasons. So, the existing land use patterns also create certain expectations among residents and others traveling through Palisade. For example, putting office space in an underutilized or vacant building is far more palatable to most than erecting a new building in the middle of a cherished agricultural property. Understanding what and why land uses exist as they do now help develop realistic plans and policies guiding future land use. The following observations are based on the analysis of the land use patterns in Palisade.

## AGRICULTURE

Agriculture lands make up approximately 97 acres in Palisade. This classification includes orchards and vineyards within Palisade and the ancillary support uses needed to process, package, and distribute the products. Most of these uses are located along the western border of Palisade and along the railroad corridor where distribution facilities have historically been concentrated. One observation is that a vast majority of the orchards and vineyards are located outside of Palisade’s town limits, while the processing and distribution facilities, including farm stands, are located within Palisade’s limits.

## COMMERCIAL

Palisade is comprised of approximately 205 acres that are used as commercial property. The commercial retail property is concentrated in the downtown core, along I-70 and HWY 6. In addition to providing jobs to serve residents and visitors, commercial properties contribute sales tax revenue to Palisade. In addition to property taxes, sales tax is a significant source of revenue for Palisade, which funds the public services, infrastructure improvements, and maintenance of town parks and amenities. Therefore, these uses are critical and necessary to the future of Palisade.

## RESIDENTIAL

Residential land uses are distributed throughout Palisade and consist of approximately 533 acres. Most of the residential areas in Palisade are zoned Low-Density Residential but might not be built out as Low-Density. Higher density, mixed housing types are located south of HWY 6, north and west of the Colorado River, and east of Logan St., where most of the multi-family housing stock is located.

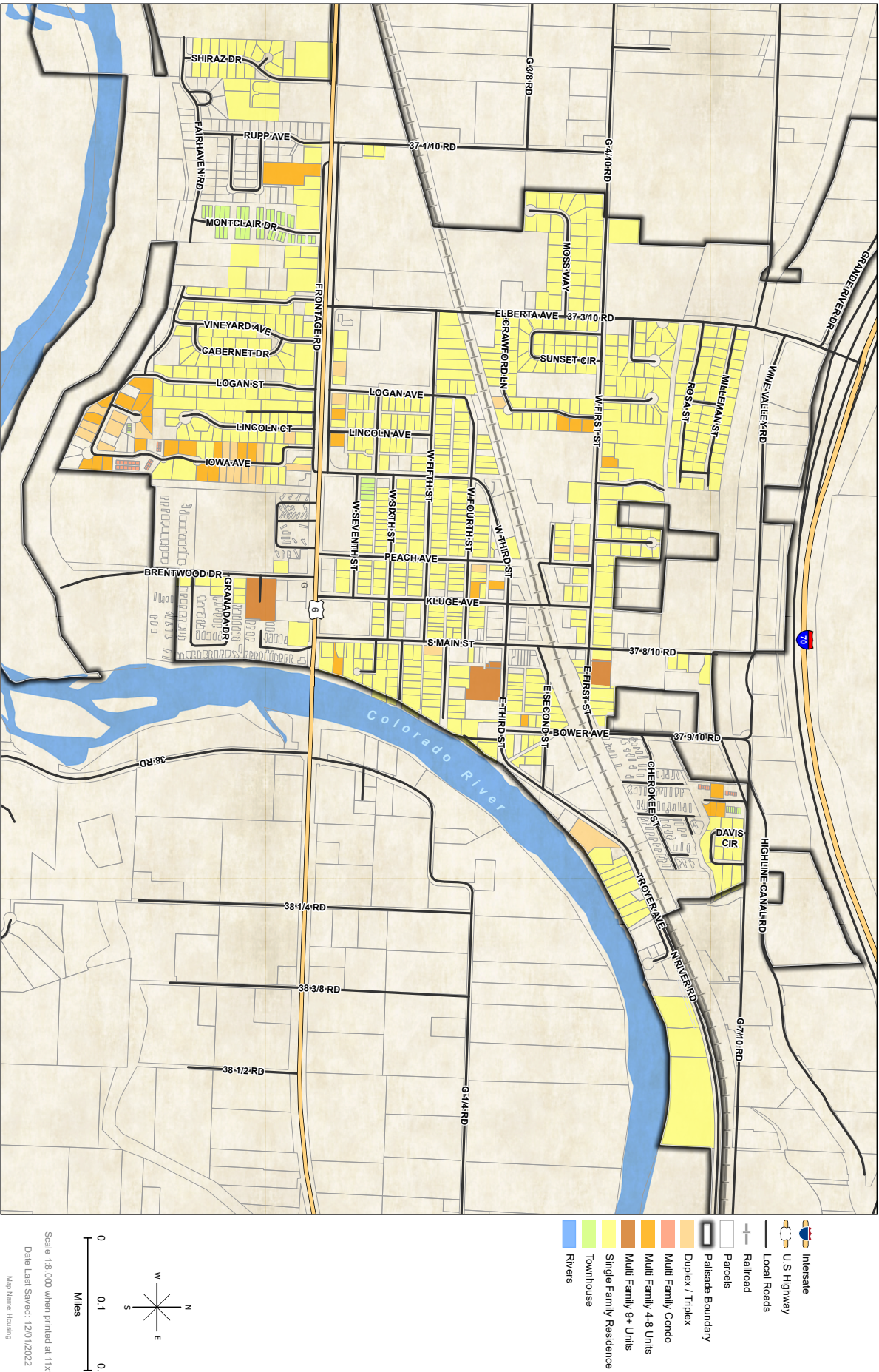


Figure 2.6: Housing Types Map





MIXED-USE

Palisade areas classified as mixed-use provide more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing, office, retail, medical, recreational, commercial, and/or industrial components. Mixed-use land uses fall within two forms in Palisade. The first is primarily a residential use with small-scale business as a secondary use. These are generally located within the existing mixed-use zone district. The second is primarily commercial use with a smaller residential element. These are generally located within the Town Center zoning district in Palisade. For the purposes of the 2022 Game Plan, both mixed-use forms are combined for the discussion of the existing land use analysis. Approximately 34 acres of Palisade are currently being used as Mixed-Use.



PUBLIC FACILITIES AND INFRASTRUCTURE

Public facilities encompass the community’s public service, recreational, and open space needs. Unlike the other existing land uses, the Public Facilities and Infrastructure land use category generally aligns with the Community Public zoning district within Palisade. Parks comprise approximately 101 acres in Palisade, and approximately 61 acres are utilized for civic facilities in Palisade, such as town hall, fire department, police station, and other facilities which support and serve the community. This land use does not include public rights-of-way or the amenities and improvements within them, such as roads, sidewalks, and utility lines and services.

The current distribution of land uses is misaligned with community goals and vision because existing land uses are inconsistent with the underlying zone districts. This inconsistency creates non-conforming uses. Non-conforming uses are uses that were approved prior to the current regulations being adopted, and while they may have been consistent with regulations when they were approved, the regulations have shifted where those uses are no longer allowed in the underlying zone district. Non-conforming uses create enforcement, administration, and redevelopment challenges.

Existing housing densities are inconsistent with the community’s future needs and the entitled densities prescribed in the zoning code. The community’s future needs are a desire for a mix of housing types that will support community members who want to buy or rent their homes. This is challenged by a desire to not have higher-density neighborhoods since a healthy mix of housing generally includes single-family homes on a variety of lot sizes, allows accessory dwelling units, and provides for duplexes, triplexes, and fourplexes. To balance these competing values, Palisade could focus on preserving the existing housing types in the various neighborhoods to provide a variety of housing choices by incentivizing the redevelopment of existing higher-density housing stock in the same locations.

HOW LAND IS DISTRIBUTED IN ACRES



\*296 acres for parks and roads not accounted for.

Figure 2.7: How Land is Distributed in Acres





# Future Land Use Needs

While these are the current zoning districts, a future update to the Land Development Code could consider including performance zoning districts. Performance zoning, also known as “impact zoning” or “flexible zoning,” used in reviewing land use proposals is based on factors related directly to the property and how the future development could impact adjacent neighborhoods. Performance zoning is a way to make traditional zoning, outlined below, more sensitive to a particular development site and can be used in residential, mixed-use, and non-residential developments.

Performance zoning standards are typically broken down into two categories:

- Regulating the site
- Regulating the activity

Regulating the site means examining any proposed land use in terms of maintaining or contributing to the agricultural character of Palisade. Site standards may include lot size, setbacks, height, floor area, building coverage, impervious surface ratios, stormwater management, parking, and landscaping.

Regulating the activity on a site means regulating the intensity or outputs of a use. Activity standards may include items such as defined nuisance standards, examining internal traffic patterns, limiting daily vehicle trips, avoiding traffic congestion, and limiting water use and waste generated. Standards should be objective and quantifiable using measurements or methods to ensure conformance with acceptable limits.

The use of performance zoning in Palisade should have the primary objective of protecting the agricultural resources of Palisade, followed by providing flexibility in design. Three primary performance criteria which should be defined in a future update to the Land Development Code are:

1. minimum open space,
2. maximum density, and
3. maximum impervious surface for properties.

Development intensity and design are based on each property’s characteristics and conformance with the Agritourism FLUM designation.

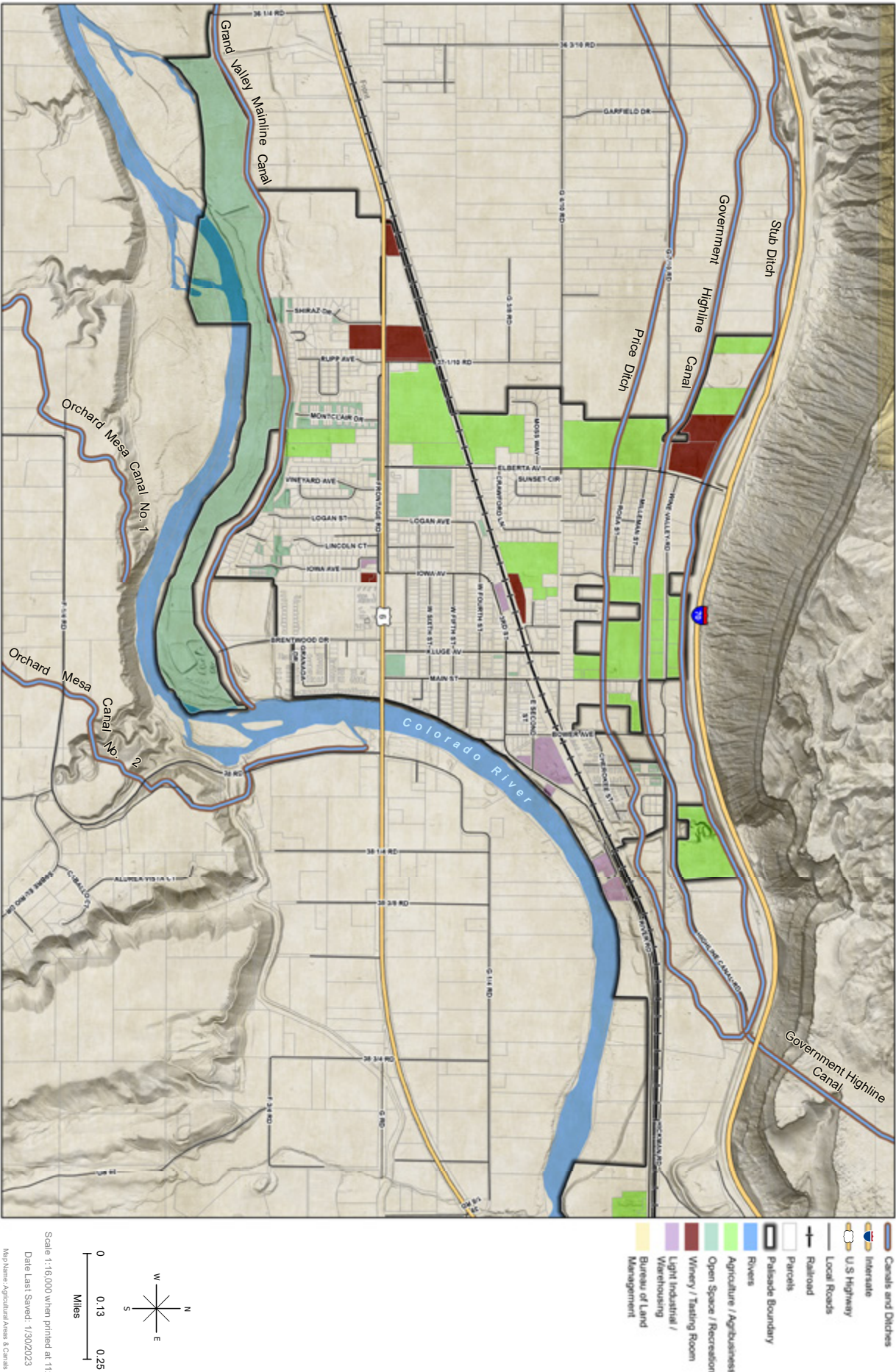


Figure 2.8: Agricultural Areas and Irrigation Canals Map





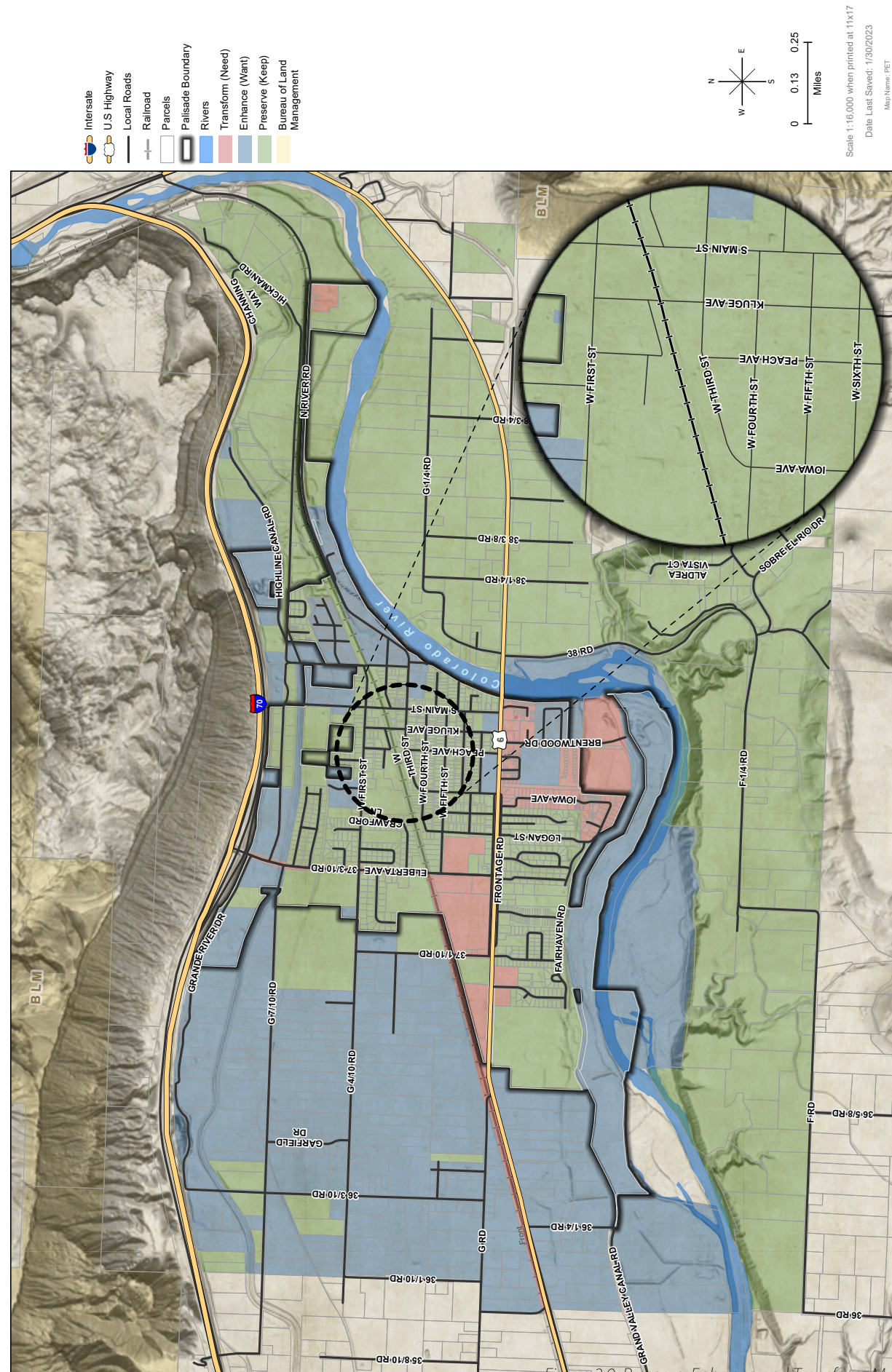


Figure 2.9: Preserve, Enhance and Transform Map

## Future Land Use Map

The Future Land Use Map ("FLUM") is Palisade's visual guide for future land use decisions, which reflects both existing patterns of land use as well as the desired future use of the land. It also represents a pattern that allows the community to meet its future needs with consideration of past development patterns, growth management objectives, and future population and economic projections. However, it is not a means of regulating future land uses. It guides and informs future zoning of properties, and it is the zoning that dictates the uses allowed on a piece of land. The FLUM is not a zoning map and can be modified with any future update to the Game Plan.

The first component of creating the FLUM is identifying properties in Palisade that should be preserved, enhanced, or transformed based on their existing land uses. The categories are described below and shown on the Preserve, Enhance, and Transform Map.

**Preservation Lands:** Not all areas of Palisade require change. Some areas require preservation, such as agricultural lands, while other areas have recently been built or renovated and are aligned with future land uses and community vision, so they should be encouraged to remain. The areas are identified as Preservation Lands on the map.

**Enhancement Lands:** These are properties that are currently aligned with desired future and uses of the property as defined within the 2022 Game Plan but may need renovation or enhancement. These properties are identified as Enhancement Lands because there is a desire to change or improve them to better align with land use and growth management goals and objectives. These areas are ripe for public-private partnerships, public support of redevelopment activities, or other active and passive means of reinvestment by Palisade to enhance the property's economic generation or alignment with community goals if and when an opportunity arises. While a public investment could be one tool used to enhance these properties, it is not the intent of this category to imply that public funds should be used to support any redevelopment or private investment. These areas are identified as Enhancement Lands on the map.

**Transformative Lands:** Properties identified as needing a transformation include those that the highest and best use is not currently utilized on the property, or the current state of development is not in keeping with the desires of the community. These properties are identified as Transformative Lands because there is an element of the property where change or improvement is needed, and the community should actively pursue opportunities for improvement. While a public investment could be a tool used to transform these properties, it is not the intent of this category to imply that public funds should be used to support any redevelopment or private investment without additional scrutiny and evaluation. These areas are shown as Transformative Lands on the map.





## FUTURE LAND USES

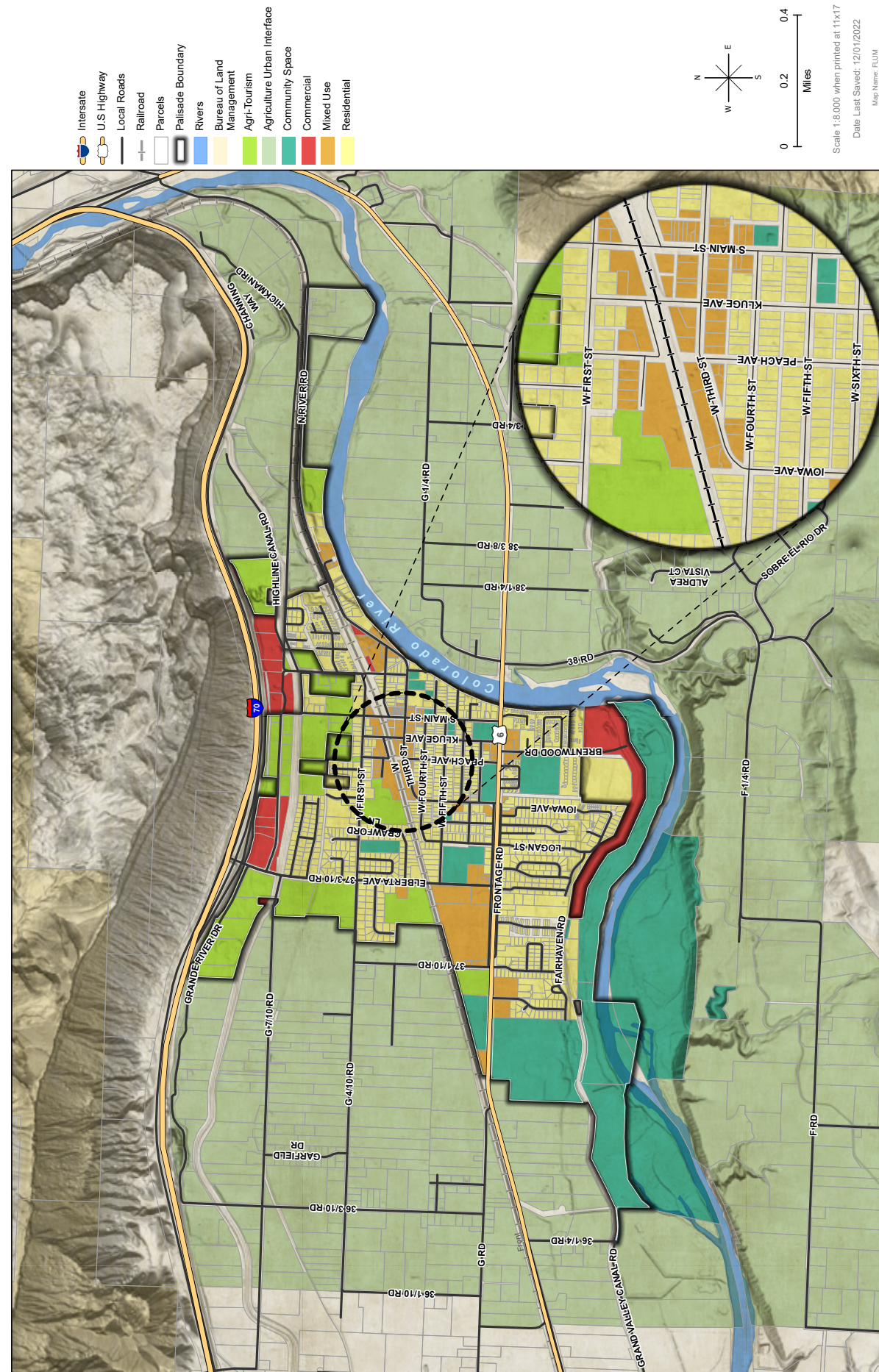


Figure 2.10: Future Land Use Map

After inventorying existing land uses, developing the existing land use map, identifying those areas that should be preserved, enhanced, or transformed, and gathering community input, the FLUM was created.

Below is a discussion of future land use classifications and descriptions as well as future need projections for services.

## FUTURE LAND USE CLASSIFICATIONS AND DESCRIPTIONS

As part of the FLUM, definitions of future land use classifications are provided to explain the vision of the Palisade community. It expresses the future land use types for every parcel within Palisade to clearly state future expectations for development. However, the FLUM does not guarantee a parcel will develop or stay in its current state. Limiting the number of future land use classifications makes the FLUM easier to read and decision-making more manageable. Land uses that are consistent with the FLUM **and** are identified as Transformative Lands should be incentivized to redevelop, whereas redevelopment to a different or more intense use of lands identified as Preservation Lands should be discouraged. Reinvestment dollars should focus on projects located within the Transformative or Enhancement areas.

The FLUM is also influenced by future population projections and future needs, as detailed in the Appendix of the Game Plan. The future population growth scenarios range from a continued population decrease to population growth until the next Census in 2030. A middle-of-the-road approach was taken where the population is expected to increase, but not drastically over the next 50 years. The FLUM weighs the preservation of existing agricultural resources over the accommodation of a larger future population. Further discussion on the future population projections is detailed below.

## RESIDENTIAL

The residential designation is intended to provide for a range of residential uses, including single-family, duplex, triplex, fourplex, and multi-family residential developments. Although limited commercial uses could be contemplated as conditional uses, it is anticipated that little commercial activity will be allowed within the residential designation. The only commercial uses that should be allowed would be neighborhood retail or service businesses serving the local population.



## MIXED-USE

Mixed-use development is characterized as pedestrian-friendly development that blends two or more residential, commercial, community, or industrial uses in a single building or one integrally designed parcel with multiple buildings. The designation seeks to foster community design and development that serves the economy, community, public health, and the environment.

## COMMERCIAL

The intent of the Commercial FLUM designation is to provide areas for businesses offering accommodations or services to people passing through Palisade either along I-70 or US State Highway 6. These areas should also support the downtown and adjacent residential neighborhoods. Palisade desires locally owned small businesses in this area over national chains. Even though this designation primarily serves automobile users, it should include pedestrian amenities and routes that facilitate safe passage to adjacent residential neighborhoods. The Commercial area should be complementary to the downtown while mitigating impacts on residential neighborhoods. Strategies to mitigate impacts could include standards on lighting, architectural elements, mass, and scale.

## AGRITOURISM

The intent of the Agritourism FLUM classification is to ensure adequate land is available to support the cultural and economic focus of the community, which is agricultural-related businesses.

In tandem with the Tourism Advisory Board, Palisade has created an economic environment that welcomes special events supporting the natural assets within and surrounding Palisade. Diversification of operations, such as the items outlined below, ensures a stable income source outside the seasonal months when the harvest is ready. Palisade has created special events and festivals around harvest time for peaches and the vineyards dotting the landscape to promote this time of year. However, agritourism activities can occur when crops may not be in season and provide an entirely separate income stream to agricultural businesses.

Agritourism activities fall into one or more categories:

- Direct-to-consumer sales such as farm stands;
- Agricultural education, such as school-age children visiting the peach orchards or adults visiting the wineries to witness the process of production;
- Hospitality such as the Spoke and Vine and Wine Country Inn, which

include stays alongside a vineyard;

- Recreation, such as the biking opportunities from vineyard to vineyard; and
- Entertainment includes festivals sponsored by Palisade, the Chamber of Commerce, and the Tourism Advisory Board.

## COMMUNITY SPACE

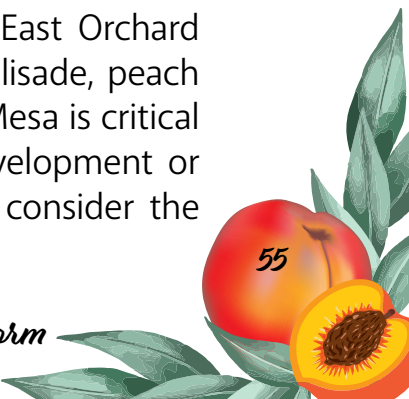
Community spaces are accessible to all community members, house civic service and activities, allow engagement with community activities or events, are comfortable, and foster a sense of community while promoting community engagement and social activities. For the purposes of the 2022 Game Plan, community spaces also include necessary public service facilities such as the town hall, police station, fire station, and public works building.

## AGRI-URBAN INTERFACE OVERLAY DISTRICT

Palisade is in a unique position when urban development abuts productive agricultural lands. In light of how these uses could create conflict, an Agri-Urban Interface Overlay District (Overlay District) is included in the FLUM. Any properties in the Overlay District should be used as buffer zones, and conservation easement should be encouraged in this area. All the properties included in the Overlay District are located in unincorporated Mesa County. Palisade continues to work with Mesa County on Mesa County's Comprehensive Plan update to ensure these values are included in Mesa County's Future Land Use Map.

The Agri-Urban Interface is split into three separate categories:

1. The Vinelands to the east of Palisade. This area should limit development that would interfere with the production of grapes. When grapes are grown, their roots which can go as deep as 20 to 30 feet, are impacted by adjacent property uses, both positive and negative. When Mesa County is considering development or subdivision in this area, care should be taken to preserve the vinelands' interface with surrounding properties.
2. East Orchard Mesa to the south of Palisade. East Orchard Mesa is home to larger commercial peach orchards and some vineyards accessed through Palisade. Tourists and even some residents do not see a distinction between the legal boundaries of Palisade and the area of East Orchard Mesa. Without the connection of East Orchard Mesa and Palisade, peach supplies in Palisade would dwindle. Preserving East Orchard Mesa is critical to the success of the peach industry in Palisade. When development or subdivision is considered in this area, Mesa County should consider the preservation of productive agricultural lands.





3. Agricultural lands to the west. These properties, located in Mesa County, should be limited to large lots of 10 acres or more to provide for the possibility of agricultural uses and to create a buffer between Palisade and Clifton. A buffer was recommended in the 2007 Comprehensive Plan, and the Game Plan continues to encourage the preservation of this buffer area. When development or subdivision is proposed in this area, Mesa County should consider the preservation of the physical and visual buffer between Palisade and Clifton.

## 3-Mile Plan

The purpose of a 3-Mile Plan is to evaluate the potential land uses and community impacts on the areas outside the boundaries of Palisade. Any property proposed to be annexed into Palisade must be within the 3-Mile Plan and given a future land use classification on the FLUM prior to Palisade annexing any land. The 3-Mile Plan may extend up to three miles from the Palisade's boundary; however, it does not need to include all that area. State statutes also state that the 3-Mile Plan shall generally describe the location, character, the extent of streets, parks, open space, public utilities, and proposed land uses. The Future Land Use Map developed as part of this 2022 Game Plan is intended to meet the statutory requirements of a 3-Mile Plan and identify the areas where there is a community of interest between unincorporated Mesa County and the Town of Palisade. Consequently, areas outside of Palisade's boundaries that are not given a Future Land Use Classification may not be areas that are advisable for annexation.

If any land outside of Palisade's current limits which does not currently have a Future Land Use classification on the FLUM is petitioned to be annexed in the future, an amendment to the FLUM and 3-Mile Plan shall be required prior to Palisade accepting such petition to be annexed to meet the criteria for annexation required by the Municipal Annexation Act of 1965.



Photo Courtesy: Amy Marie Imagery

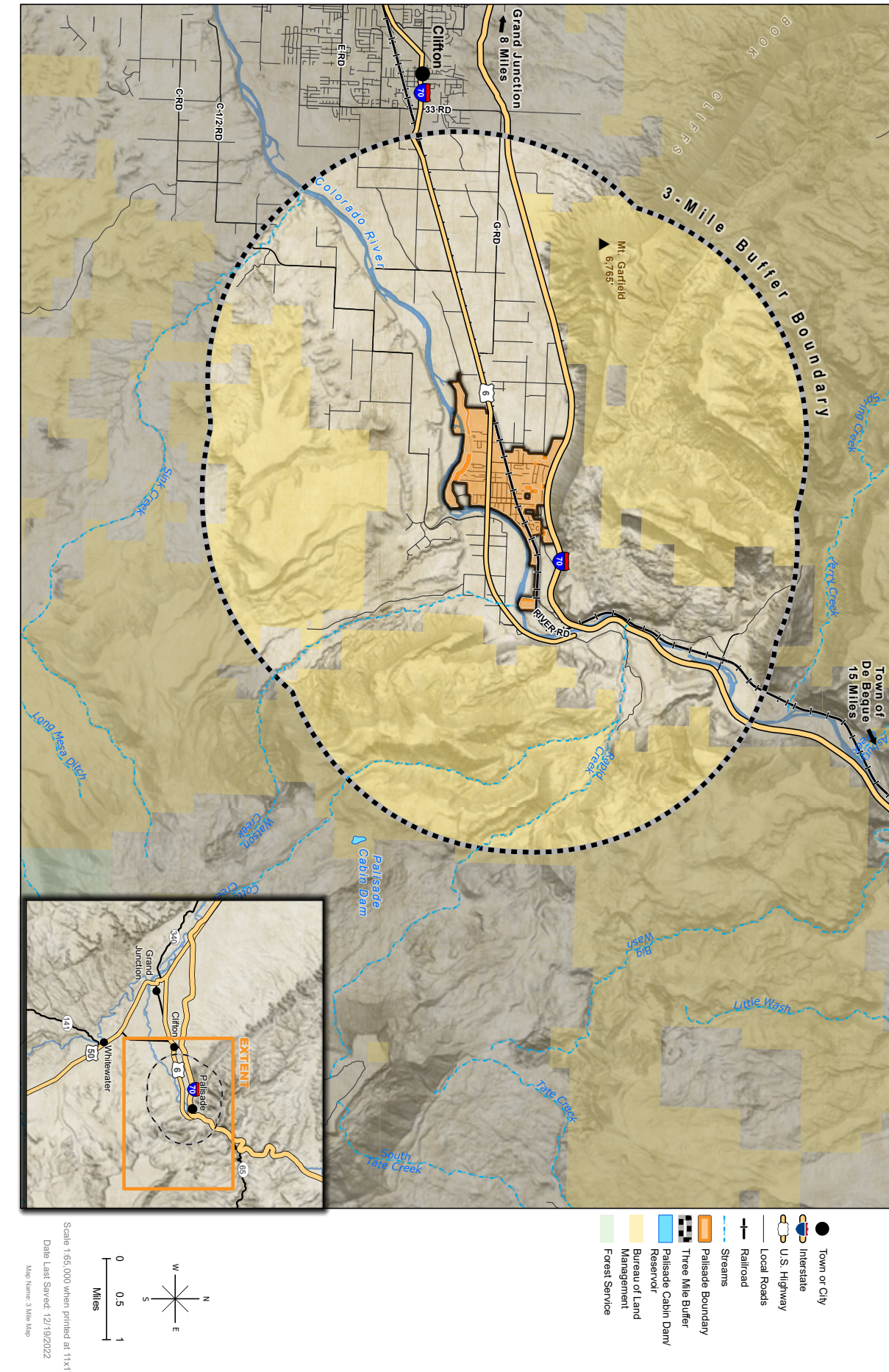


Figure 2.11: 3-Mile Planning Area Map



PALISADE-CLIFTON COOPERATIVE PLANNING AREA

In February of 1998, Palisade and Mesa County entered into a Cooperative Planning Agreement to ensure orderly transitions or buffers in areas between the different communities, sometimes referred to as the “Buffer Zone”.

Specifically, the agreement states that neither Grand Junction nor Palisade will annex any territory or extend any municipal services that are not already present between the communities without the mutual consent of all parties. However, the municipalities are not allowed to extend any sanitary sewer line and recommend amendments to any sewer service area boundary without the consent of all parties. The agreement intends to work cooperatively on planning decisions to maintain the visual and physical buffers between the communities. Palisade fully supports the continuation of this agreement while still creating connections to the Clifton Sanitation District.



Photo Courtesy: Amy Marie Imagery

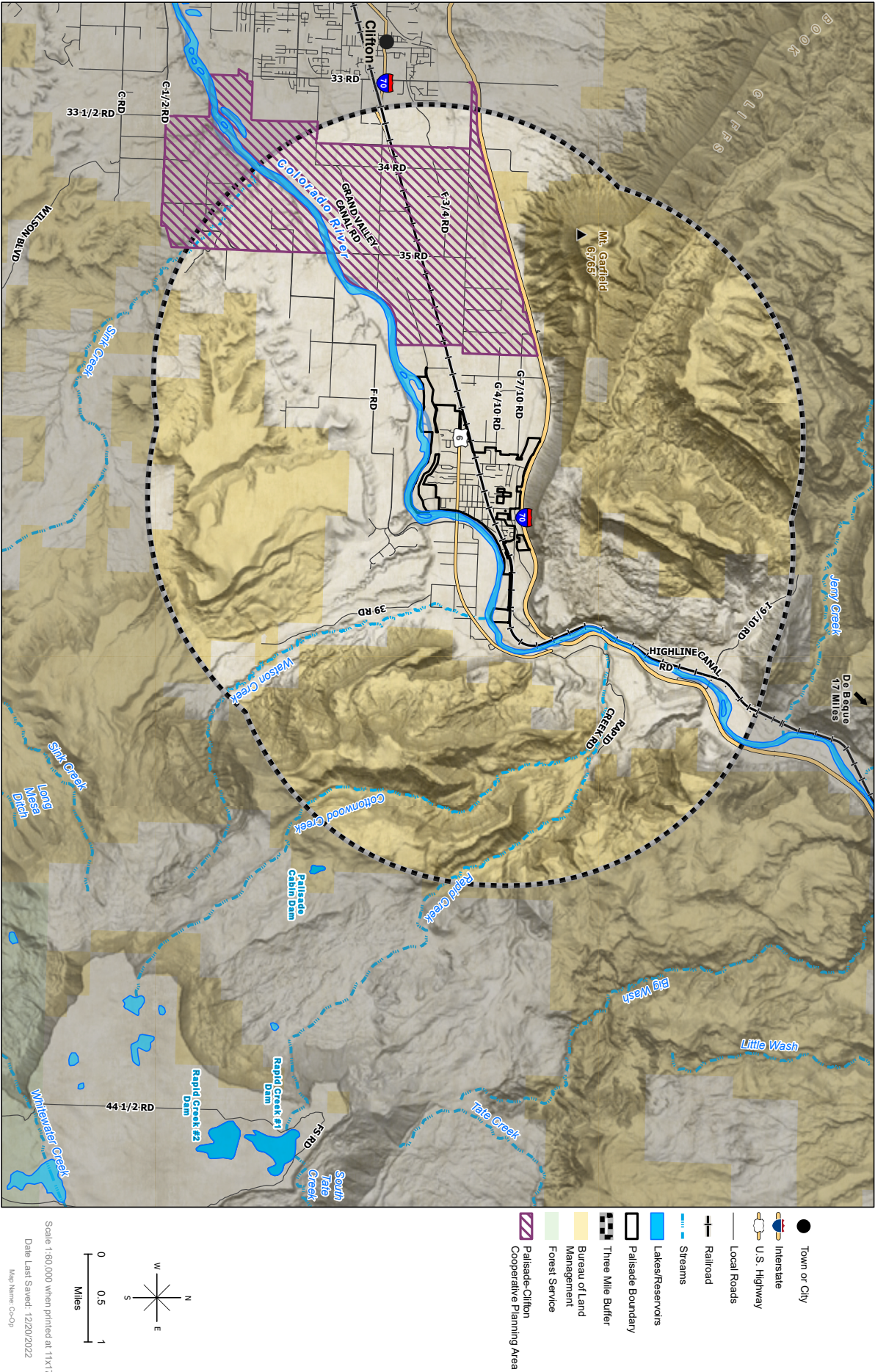


Figure 2.12: Palisade-Clifton Cooperative Planning Area





# Goals, Strategies, and Actions

## Goal 2.1: Balance growth with preserving the agricultural heritage to maintain a sense of community.

Strategy 2.1A: Preserve the agricultural lands in Palisade to maintain the agricultural economy.

- Action 2.1A.1: Develop incentives for re-introducing agricultural elements to new development or redevelopment projects.

Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance growth with community preservation.

- Action 2.1B.1: Hire a consultant to utilize the funding Palisade obtained to evaluate the Land Development Code to determine if it reflects the recommendations in the 2022 Game Plan.

Strategy 2.1C: Define growth and density designations where the community desires residential, mixed-use, and commercial redevelopment.

- Action 2.1C.1: Continue conducting community engagement activities to gather input on what the community wants for growth areas and density designations to inform an update to the Land Development Code.
- Action 2.1C.2: Develop design guidelines for the Future Land Use Designations with input from the community as part of an update to the Land Development Code.
- Action 2.1C.3: Consider a housing assessment to determine the housing needs, types, and sizes, and identifies the gaps between what is already built, what should be considered for redevelopment, and what is recently established.

Strategy 2.1D: Encourage property owners to consider rezoning and development projects that are consistent with the Future Land Use Map to ensure the housing, retail, service, and economic needs of the community are being met.

- Action 2.1D.1: Ensure a land use plan that generates additional revenue to support and enhance Palisade’s services.
- Action 2.1D.2: Complete a buildout analysis to comprehensively understand existing uses and potential capacity for development and redevelopment.

- Action 2.1D.3: Create new zoning districts and update the land use table within the Land Development Code to reflect the land use designations identified in this chapter and on the Future Land Use Map with the funding obtained for the Land Development Code update in 2023.
- Action 2.1D.4: Encourage accessory dwelling units (ADUs) in all zone districts and allow ADUs as a use-by-right in all single-family homes.

## Goal 2.2: Provide reliable, efficient broadband service to all residents and businesses in Palisade.

Strategy 2.2A: Continue pursuing grants and other funding opportunities to install trunk and service lines for broadband service and utilize existing grants obtained for the 2023 installation of the Middle Mile.

- Action 2.2A.1: Continue cultivating public and private partnerships to aid in installing broadband infrastructure and services.
- Action 2.2.A.2: Continue coordinating with utility providers and businesses to coordinate the alignment and installation to meet all needs.

## Goal 2.3: Continue to provide space and support for special events while maintaining Palisade’s small-town charm.

Strategy 2.3A: Continue assessing the impact of Palisade-sponsored events on services and infrastructure for the festivals and special events in Palisade.

- Action 2.3A.1: Continue determining the hard and soft costs of the festivals and special events in Palisade to determine the full impact on Palisade’s budget.
- Action 2.3B.2: Continue seeking out other funding sources or sponsors to offset the costs of the festivals and special events.







## *Chapter Three: Community Resiliency*

### **Introduction**

Natural disasters often impose significant and long-lasting stress on a community. The resiliency of a community is what sets it apart from other communities when a natural disaster occurs. The [US Climate Resilience Toolkit](https://toolkit.climate.gov/)<sup>1</sup> defines resiliency as “the capacity of a community, business, or natural environment to prevent, withstand, respond to, and recover from a disruption.” This is the definition used in the 2022 Game Plan. As a well-planned resilient community, Palisade can rebound, adjust, and thrive amid changing conditions and challenges. Resiliency is more than being able to rebuild after a disaster. Natural and man-made disasters are bound to occur, so quickly setting up systems and networks to return to normalcy is key to preventing extended economic losses.

Palisade is surrounded by natural beauty rich in resources. However, living in a rural community with rugged natural features comes with natural hazards and possible disasters. Palisade is well equipped to handle those emergencies and has made strides in the last few years to build on established emergency management plans in partnership with neighboring communities.

Palisade is situated between I-70 and the Colorado River, located at approximately 4,700 feet in elevation near the eastern toe of the Bookcliffs. The steep landscape of the Bookcliffs creates a potential for rockfall hazards. Palisade is located below a dam that provides Palisade’s drinking water and along the Colorado River, providing for the possibility of flooding.

Hazard mitigation was reviewed when the Board of Trustees adopted the 2020 Mesa County Hazard Mitigation Plan (“HMP”), which outlines the natural hazards posed to Palisade and corresponding mitigation goals, objectives, and actions included in the HMP. The recommendations of the HMP are incorporated into this chapter, along with additional

<sup>1</sup> <https://toolkit.climate.gov/>



suggestions gleaned from the community engagement process. It is not the intent of this chapter to replace the HMP but rather to focus on the key elements that have the most impact on Palisade. The HMP should be consulted for additional data and analysis on these hazards. The hazards discussed in this chapter are those for which Palisade is at the highest risk and continue to prepare for in the future.

Chapter 3: Community Resiliency starts out by identifying the various natural and manmade hazards that could impact Palisade given the geography, topography, and natural amenities, as well as the community, having a highly utilized freight and passenger rail line and major interstate traversing the community.

Existing Hazards

The first step in hazard mitigation is understanding the existing hazards and contributing factors to those hazards. Then determining what mitigation, if any, is appropriate and responsive to the potential impacts for those risk levels. The potentially most devastating natural disasters for the community come from the weather. Palisade is subject to frost, thunderstorms, and hail which could impact the local harvest. All these possibilities impact the local economy, which is why it's vital to the future of Palisade to continue updating existing plans examining hazard mitigation and community resiliency.

ROCKFALL/LANDSLIDE

According to the HMP, a rock fall is the falling of a detached mass of rock from a cliff or down a steep slope. Weathering and decomposition of geological materials produce conditions favorable to rock falls. Rock falls occur most frequently in mountains or other steep areas during the early spring when there is an abundance of moisture and repeated freezing and thawing. The Bookcliffs have a history of being a rockfall hazard. The East Orchard Mesa area also poses a rockfall risk from the bluffs on the south side of the Colorado River. While some of these areas are located outside of Palisade boundaries, a rockfall occurrence impacts Palisade by closing off roadways and railway tracks.

WILDFIRE

According to the 2020 Census, there are 1,254 housing units in Palisade. Each of those housing units has some risk of being affected by wildfire over the next 30 years, representing 100% of all properties in Palisade. Palisade has a moderate risk of wildfire over the next 30 years. A wildfire event also creates the possibility of damage beyond the actual event. Once the wildfire has been extinguished, there is the potential to impact the watershed from landslides, flooding, and debris remaining from the fire.

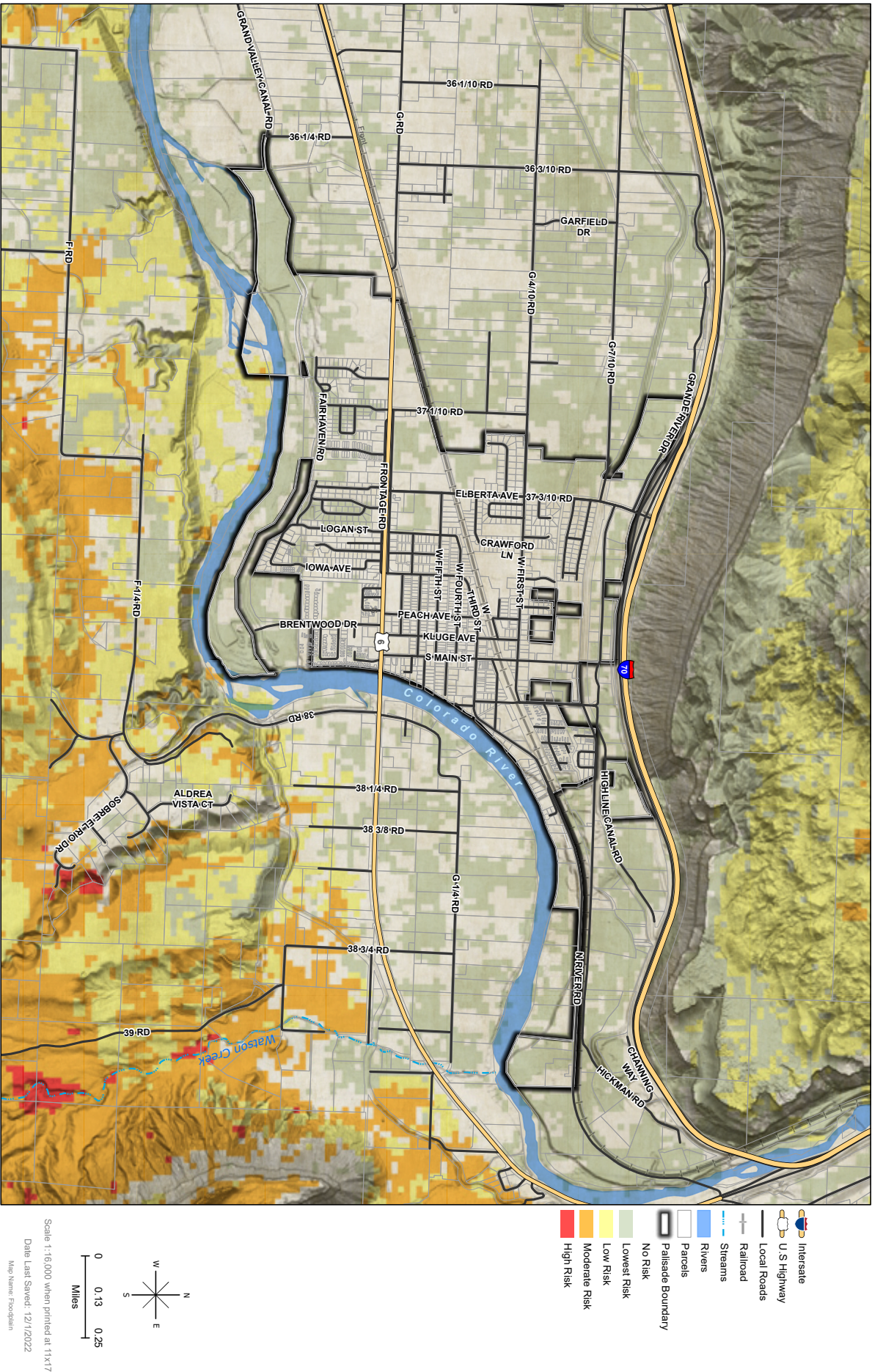
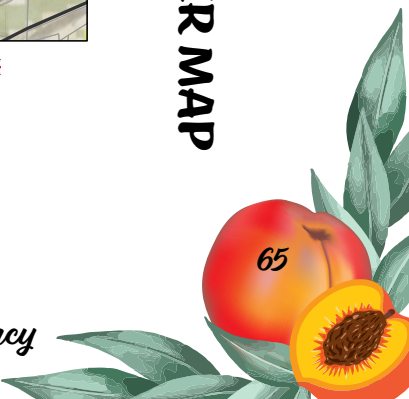
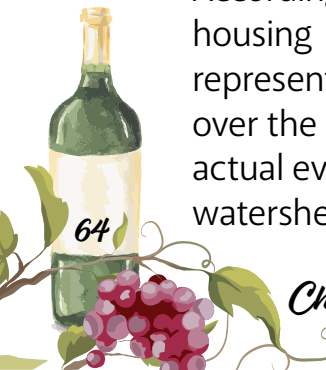


Figure 3.1: Wildfire Risk Map based on the Colorado Wildfire Risk Public Viewer Map





# FLOODPLAIN

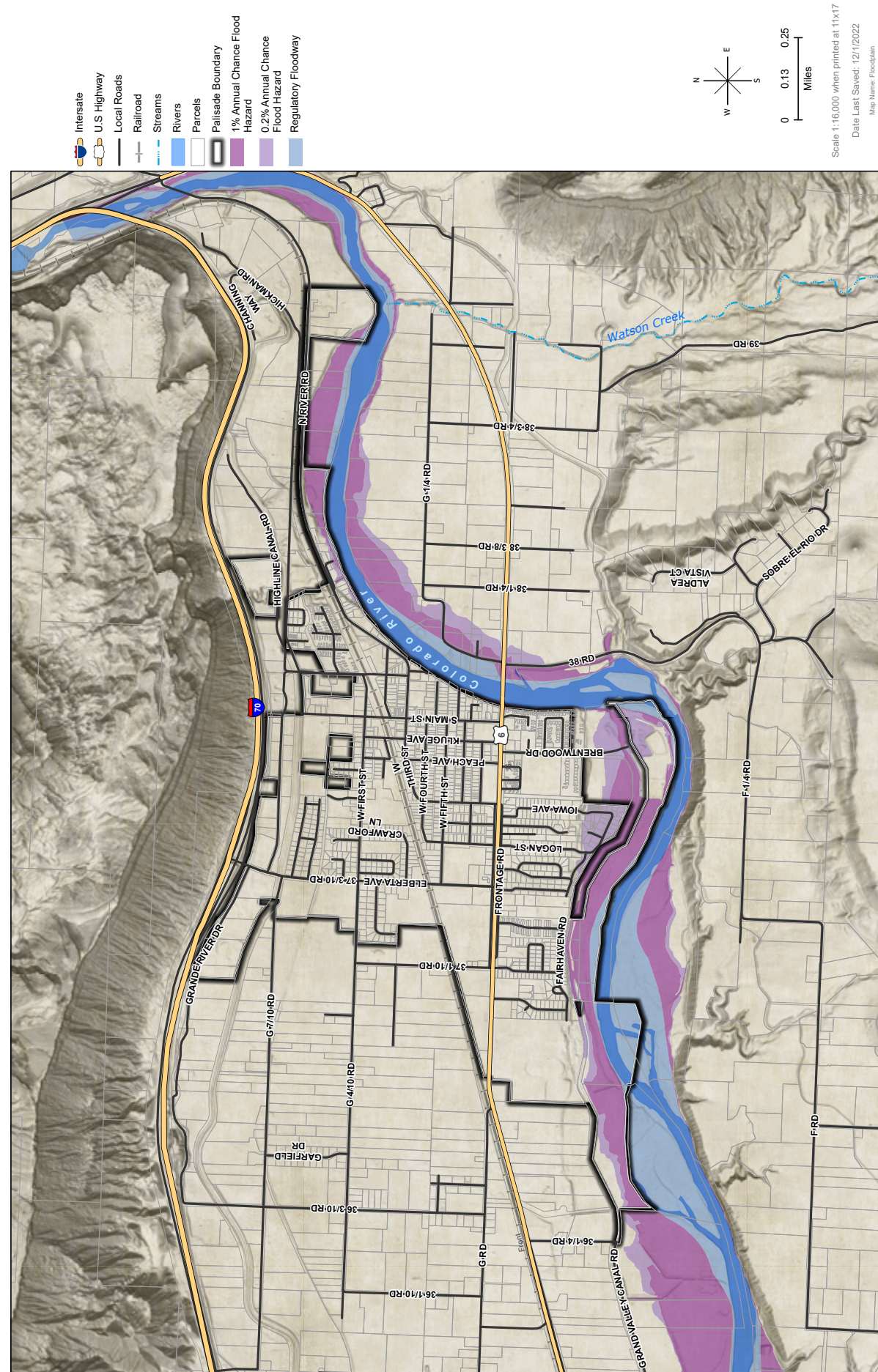


Figure 3.2: Floodplain Map

## FLOODING

Palisade has a moderate risk of flooding. Seventy-five properties in Palisade have a greater than 26% chance of being severely affected by flooding over the next 30 years, based on Federal Emergency Management Agency (“FEMA”) maps. This represents approximately 5.98% of all properties in Palisade properties.

In addition to the damage to properties, flooding can cut off access to utilities, emergency services, and transportation and may impact the overall economic well-being of an area. Palisade has three potable water pipes crossing the Colorado River at Cameo, North River Road, and Highway 6. These pipes are attached to bridges and, therefore, would only be impacted by a significant flood. Palisade also discharges from the sewer lagoons into the Colorado River. The normal ebb and flow of the Colorado River during runoff does not impact Palisade’s ability to process potable water and sanitary sewer.

Overall, Palisade has a moderate risk of flooding over the next 30 years, meaning flooding could impact the community’s day-to-day life. The biggest impact if flooding occurs would be on Riverbend Park. This is based on the level of risk the properties face rather than the proportion of properties with risk.





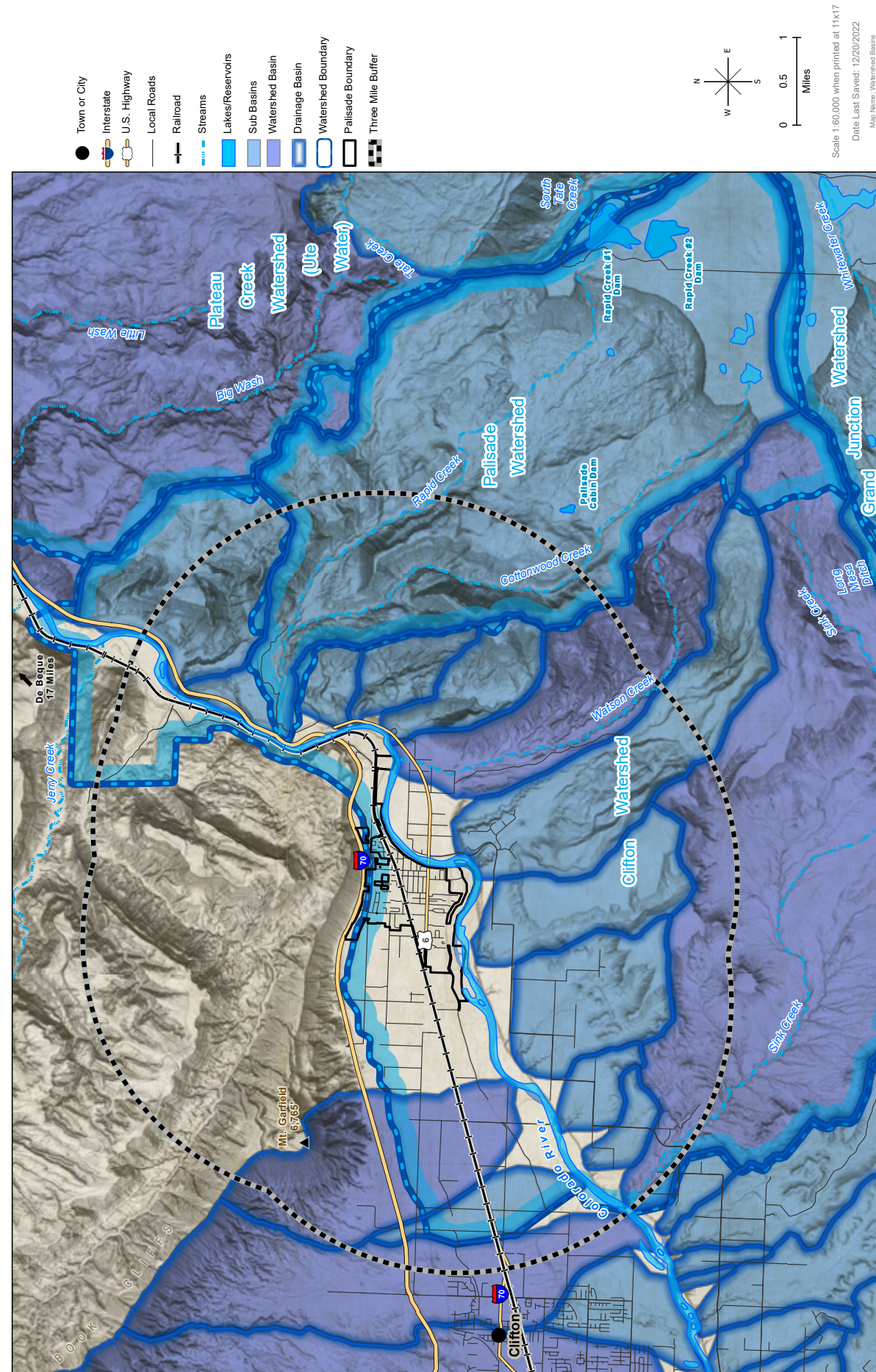


Figure 3.3: Watershed Protection District Map

## WATERSHED

Chapter 14 of the Palisade Municipal Code details the Watershed Protection District (“District”). The watershed around Palisade is considered part of the Outstanding Waters (OW) designation. It is a designation under the Federal Clean Water Act which is administered by the State of Colorado. OW is a designation awarded to reaches of streams, rivers, or other bodies of water with high water quality and exceptional recreational or ecological significance that are deemed worthy of increased protection. Watershed protection is critical to protect the water supply and ensure an adequate water supply for Palisade for generations to come.

## DAMS

There are multiple dams located in Mesa County. Most of these dams are considered Hazard 1, which means if they were to fail, there would be a loss of life. The dam closest to Palisade is the Palisade Cabin Dam which has been successfully maintained and operated under the oversight of Palisade with monthly inspections from the Colorado State Dam Inspectors. Regular maintenance and safety inspections reduce the possibility of the dam failing. While the dam is located outside of Palisade’s boundary, Palisade continues to have relationships with the landowner and operates the dam to minimize any future risk to the community.

## RAILROAD

The railroad bisects Palisade, and any accident involving the train, or a full derailment would limit the community connections. Any incident with the train would mean portions of Palisade would be without immediate access to services, including delayed emergency response. However, there are other access points to Palisade through Clifton and along I-70. There are 10 trains traveling through Palisade on a daily basis. These daily trains are further discussed in Chapter 5. Recently, the Surface Transportation Board approved an 88-mile stretch of new railroad in Utah connecting oil fields in the Uinta Basin in Utah with the national rail network. The approval allows for the transportation of 65,000 to 350,000 barrels of crude impacting Palisade by having 100-tanker-long trains, stretching 10,000 feet, run through Palisade on a daily basis in addition to the regular train traffic already impacting Palisade. Currently, the Surface Transportation Board approval is being challenged in the courts, and at the time the Game Plan was written, a decision had not been made regarding the future of the train carrying crude oil. However, if the crude oil train becomes operational, an updated emergency incident management plan should be done due to the possibility of severe environmental impacts of this type of cargo on a train.



AGRICULTURAL FREEZE

Agricultural freezes have a devastating effect on the harvest and economy of Palisade. On October 2019, Palisade and the surrounding community experienced a freeze event prompting the Governor of Colorado to declare a state of emergency. The harvest was lost for that year even with the frost protection measures employed by local farmers.

THUNDERSTORMS AND HAIL

Besides the agricultural freeze potential in the spring, thunderstorms with accompanying hail also threaten the local harvest. Thunderstorms can cause crop damage by a variety of means. High winds can break and damage plants reducing the available fruit to harvest. Flooded fields can lead to loss of topsoil and crop damage. All of these hazards can have significant economic impacts. While little can be done before the storm, prompt action may help minimize the effect on crops.

HIGH-PRESSURE GAS LINE

A high-pressure gas line is located on the south side of Palisade. The alignment of the pipeline was recently mapped through Palisade’s GIS Mapping Grant from the Pipeline and Hazardous Materials Safety Administration (PHMSA) of the US Department of Transportation. PHMSA provides grant opportunities designed to improve damage prevention, develop new technologies, and improve pipeline safety. The grant provided \$50,000 to map water lines, sewer lines, and the high-pressure gas line. Included in the mapping of the gas line is an accompanying evacuation plan should any emergency arise from a leak in the line.

Built Environment and Hazards

In order to ascertain the impacts of hazards in Palisade, a baseline of what buildings or structures are in hazard areas was created. Mapping attributes currently available for Palisade are rockfall, wildfire, FEMA flood areas, dam location, railroad, and areas prone to freezing, thunderstorms, and hail. Below is a map showing the areas of hazard.

How and where growth occurs, in both the short and long term, greatly impacts how well Palisade can prepare for and recover from emergency events. In the past, communities have not always used land use planning decisions as a strategy to become more resilient to hazards. Integrating intentional land use decisions into the built environment may better secure the future of Palisade.

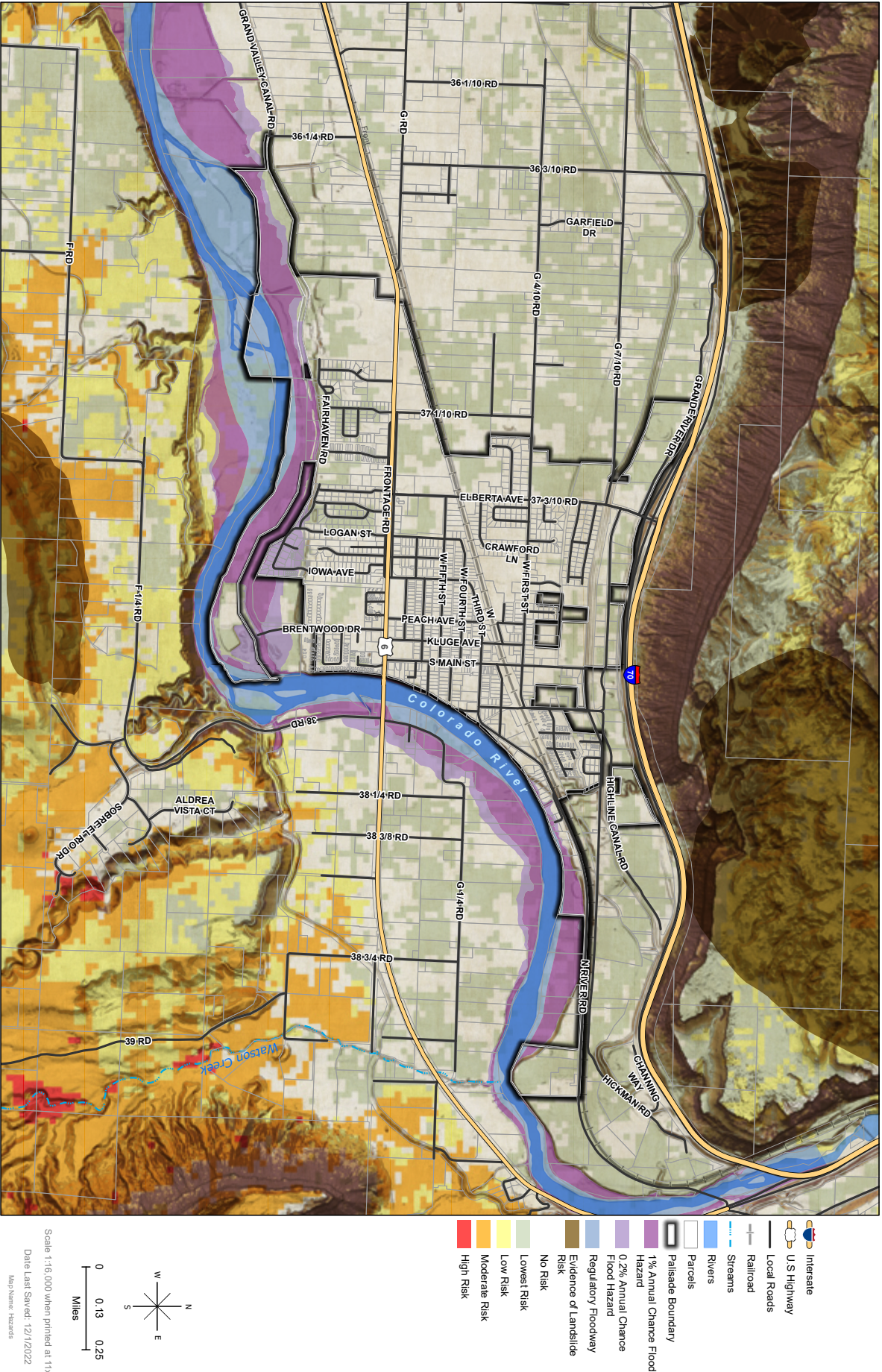


Figure 3.4: Hazard Areas Map

HAZARD AREAS





Some of those built environment strategies include flexible land use policies mentioned in Chapter 2: Land Use Form, such as performance zoning. Future development in hazard areas should be carefully considered or not allowed depending on the severity of the hazard area. Also, consider focusing on public investment to catalyze private investment. Engaging the entire community in decisions about the future can help Palisade recover from a natural disaster, rebuild, if necessary, according to the community vision outlined in the 2022 Game Plan, and be better prepared for the next natural disaster. A well-planned Palisade is a resilient Palisade.

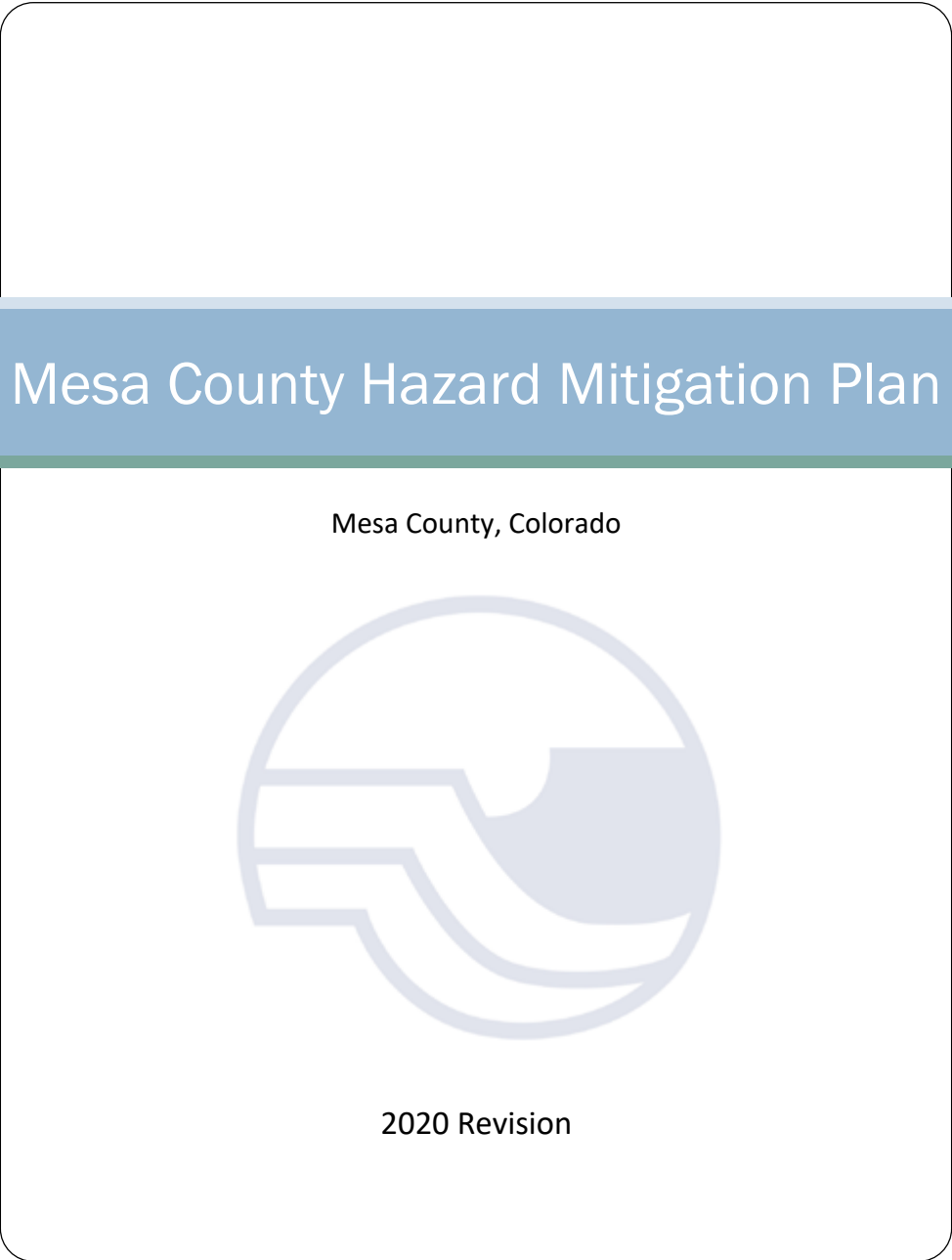


Photo Courtesy: Mesa County Hazard Mitigation Plan

# Hazard Mitigation

Hazard mitigation describes actions that could be taken to eliminate or reduce risks to life and property from various forms of hazards in the community. Having residents and business members of the community included in hazard mitigation and resiliency is beneficial to the future of Palisade. Agriculture is valued and contributes to the community character of Palisade. Therefore, building agricultural resiliency as part of community resiliency through hazard mitigation practices is important to reducing significant long-term damage to agricultural facilities, equipment, and infrastructure while attempting to mitigate the losses in crops. Those members of the community with their livelihood entwined with agriculture are well versed in overcoming obstacles to create thriving harvests. Palisade will continue to support those agricultural endeavors through partnerships in the event of a natural hazard event.

In 2020, Mesa County created a Hazard Mitigation Plan, which included the hazards impacting Palisade. The goals applying to Palisade in the Hazard Mitigation Plan are still applicable. While much progress has been made, Palisade and community partners continue to work towards reaching these goals. The goals of the Hazard Mitigation Plan include the following:

**“Goal 1: Reduce risk to the people, property, and environment of Mesa County from the impacts of natural hazards.**

- 1. *Minimize the vulnerability of existing and new development to hazards.*
- 2. *Increase education and awareness of hazards and risk reduction measures.*
- 3. *Improve comprehensive wildfire planning, funding, and mitigation.*
- 4. *Strengthen floodplain management programs.*
- 5. *Enhance assessment of multi-hazard risk to critical facilities and infrastructure.*

**Goal 2: Minimize economic losses.**

- 1. *Strengthen disaster resistance and resiliency of businesses and employers.*
- 2. *Promote and conduct continuity of operations and continuity of governance planning.*
- 3. *Reduce financial exposure of county and municipal governments.*





### **Goal 3: Implement the mitigation actions identified in this plan.**

1. *Engage collaborative partners, community organizations, businesses, and others*
2. *Integrate mitigation activities into existing and new community plans and policies.*
3. *Monitor, evaluate, and update the mitigation plan."*

## **Rockfall Mitigation**

While there are no rockfall hazards within the Palisade's boundaries, the surrounding cliffs have the potential to close access to Palisade by blocking the roads. Therefore, Palisade is interested in ensuring rockfalls hazards are managed, so roadways bringing visitors into Palisade remain open. To mitigate this potential hazard, Palisade staff works in coordination with the Colorado Department of Transportation (CDOT) and Mesa County when CDOT and Mesa County conduct rockfall mitigation efforts.



## **Wildfire Mitigation**

Wildfire is a known hazard throughout the Western United States. Palisade has already taken steps to reduce future impacts from wildfire by teaming up with the BLM. So far, this partnership has resulted in an annual fire mitigation burn and joint training opportunities with the Palisade Fire Department. Also, Palisade is implementing the fire mitigation goals identified in the HMP from Mesa County by removing fire hazard vegetation along the bank of the Colorado River. Even with mitigation measures, there is a potential for a wildfire to occur along the banks of the Colorado River, and the Palisade Fire Department will provide an emergency response

There are measures homeowners in Palisade can take to mitigate the effects of a wildfire around their homes and property. The following items are recommended by the Colorado Department of Regulatory Agencies.

- *"Clear a safety zone around your home and remove trees, leaves, brush, and pine needles. Create a zone of at least 100 feet but know that 200 – 500 feet is often recommended. Also, remove overhanging tree branches near your home.*
- *Be sure propane or fuel tanks are at least 30 feet away from all structures.*
- *Keep the smoke detectors and fire extinguishers inside your home working properly.*
- *If you do not have access to a community water system or water hydrant, get a water storage tank. Make sure your garden hoses reach all areas of the property and keep them visible and in accessible areas.*
- *Be sure your entrance road is accessible. Inaccessible roads can prevent fire-fighting equipment from reaching your home quickly. The street address should be easily visible from the entrance to the property so emergency responders are not delayed.*
- *Use fire-resistant materials in the structure of your home, especially the roof, which is most vulnerable."*

In the event of a wildfire, there are additional mitigation measures in place for victims. Colorado recently signed House Bill 1111 on June 2, 2022, which expands how insurance companies handle wildfire losses in the state. It increases the amount of lost property insurance providers must cover upfront and extends the timeframe victims are allowed to rebuild their homes.

While Palisade has made great strides over the past five years in mitigating wildfire risks, there is always more that can be done. Therefore, to ensure the recent successes are





carried forward, a recommendation has been added in the Goals, Strategies, and Actions section to update the fire mitigation plan to continue protecting vital raw water supplies and infrastructure, as well as conduct on-the-ground mitigation to reduce the potential for wildfire. These measures will reduce wildfire risk and increase the community's ability to respond to an unfortunate event.

## Flooding Mitigation

Palisade works collaboratively with the Mesa County Floodplain Manager to create educational materials, so residents know what to do in case of a flooding event. Some of the ways residents can prepare themselves before a flooding event is to check with the Mesa County Floodplain Manager to see if their property is susceptible to flooding. However, just because it is not susceptible to flooding does not mean a flood will never occur on the property. Flash flooding or flooding may occur due to broken agricultural irrigation gates, outdated or clogged drainage systems, or sudden, intense rainstorms. For residents of Palisade to mitigate the impacts of flooding, consider the following suggestions provided by Mesa County:

- *"Keep a stock of food that requires little cooking and no refrigeration. Regular gas and electric service may be disrupted.*
- *Keep a portable radio, batteries, emergency cooking equipment, and flashlights in working order with additional batteries.*
- *Keep first aid supplies and any medicines needed by members of your family on hand.*
- *Keep your automobile fueled. If electric power is cut off, gasoline stations may not be able to operate pumps for several days.*
- *If you live in an area subject to flooding, keep materials like sandbags, plywood, plastic sheeting, and lumber handy for emergency levee construction.*
- *Store drinking water in closed, clean containers. Water service may be interrupted.*
- *If flooding is likely and time permits, move essential items and furniture to upper floors of your house. Disconnect any electrical appliances that can't be moved - but don't touch them if you are wet or standing in water."*

Mitigating the impact of flooding starts with not building in the floodplain or the floodway. If structures are already located in these areas, being prepared and having a recovery plan in place in the event flooding occurs is the best course of action.

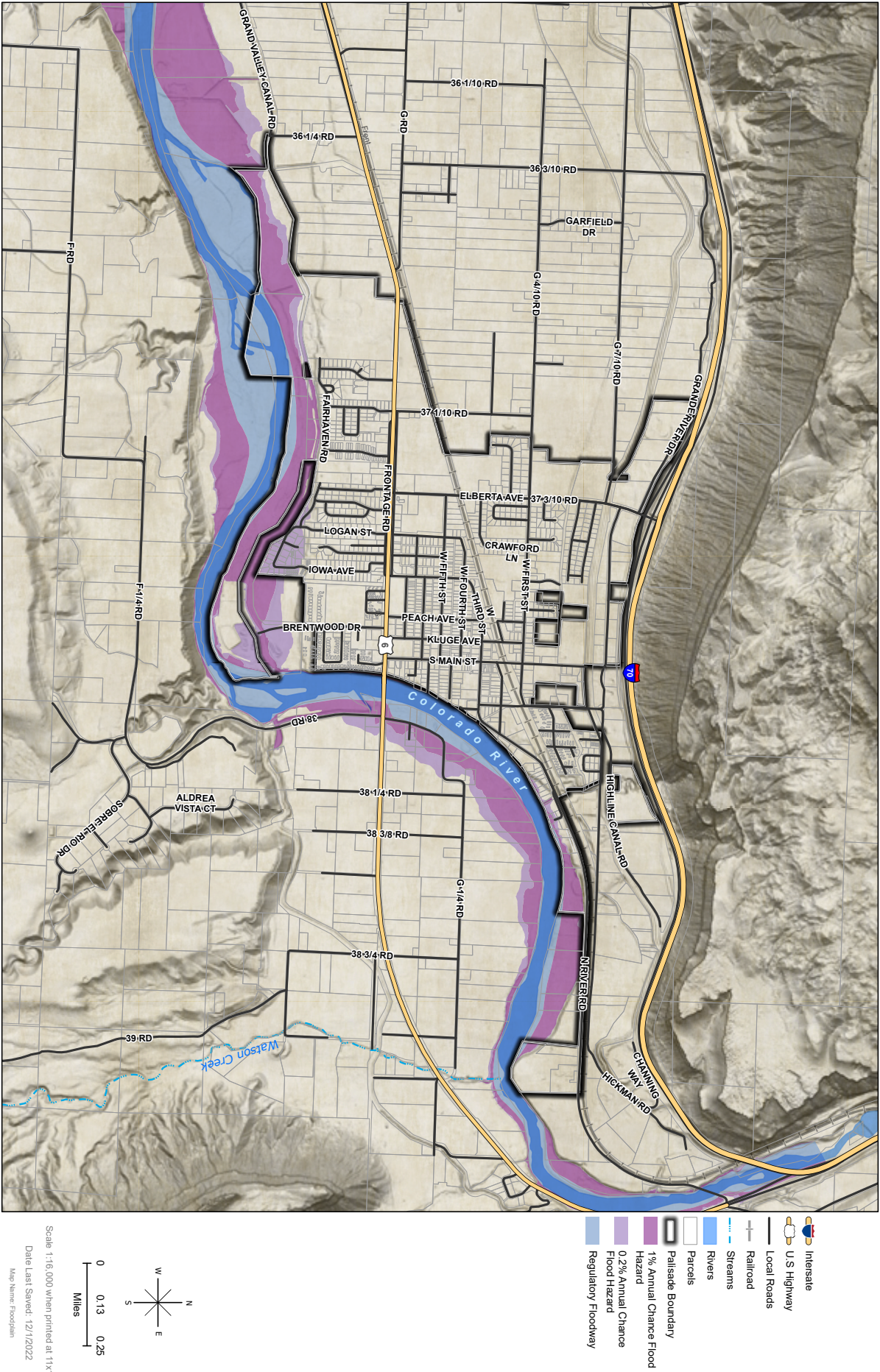
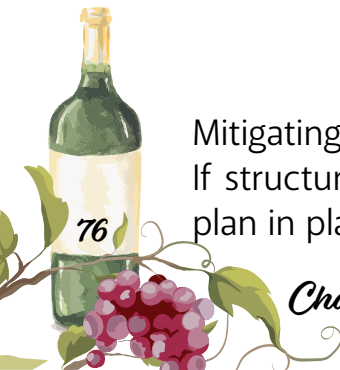


Figure 3.5: Floodplain Map





# Watershed Protection Mitigation

Chapter 14 of the Palisade Municipal Code outlines how the water supply and waterworks must be protected from pollution or damage. Chapter 14 outlines permitted and nonpermitted activities within the watershed.

## Dam Mitigation

Once again, a hazard of the Palisade Cabin Dam failing is outside of Palisade’s boundaries. The impacts of a dam failure would have a major impact on the drinking water supply. Palisade is continuing to work with Mesa County and plans to participate in any future updates to the HMP. As stated earlier, the regular maintenance conducted by Palisade and safety inspections by the State of Colorado reduces the possibility of the dam failing.

## Railroad Mitigation

Palisade is impacted by the railroad daily. Any accident or incident with the railroad would have an impact of the circulation patterns for the residents and visitors. There are multiple at-grade road crossings with the railroad. A future goal is to create a quiet zone through Palisade during the nighttime hours. The Federal Railroad Administration Highway Rail Crossing and Trespasser Programs Division have developed a guide on how to establish quiet zones within a community. The guide, including the associated recommendations and action steps, can be found on the [Federal Railroad Administration website](https://railroads.dot.gov/sites/fra.dot.gov/files/2020-05/QuietZoneBrochure.pdf)<sup>2</sup>.

## Agricultural Freeze Mitigation

The agriculture property owners and those running the day-to-day operations have mitigation measures in place for their properties. Sometimes those mitigation measures are not enough to keep from losing the harvest. In the case of the 2020 freeze, the State of Colorado stepped in to declare a state of emergency which opened federal funding to aid in the recovery efforts. Additional funding opportunities could be available to mitigate the economic impacts of a freeze event. The community resiliency champion program outlined below could research and provide information on what resources are available to the agricultural community.

# Thunderstorms and Hail Mitigation

Similar to the agricultural freeze mitigation mentioned above, the agriculture property owners and those running the day-to-day operations have mitigation measures in place to combat the impacts of thunderstorms and hail. Once again, the community resiliency champion program outlined below could research and provide information on what resources are available to the agricultural community in the event of a crop-damaging thunderstorm or hail event.



Photo Courtesy: Adobe Stock



<sup>2</sup> <https://railroads.dot.gov/sites/fra.dot.gov/files/2020-05/QuietZoneBrochure.pdf>





# Community Resiliency

Community resiliency begins with leadership, not only from the local government but from the community. Resiliency comes from having systems in place protecting both public and private infrastructure and services supporting the daily lives of Palisade residents and businesses.

Community resiliency is also critical to the future of Palisade. The Community Resiliency section of the 2022 Game Plan uses four components of resiliency—social resiliency, preparedness, connectedness, and adaptability—to show what hazards and community resiliency look like in a community.

## PALISADE SOCIAL RESILIENCY

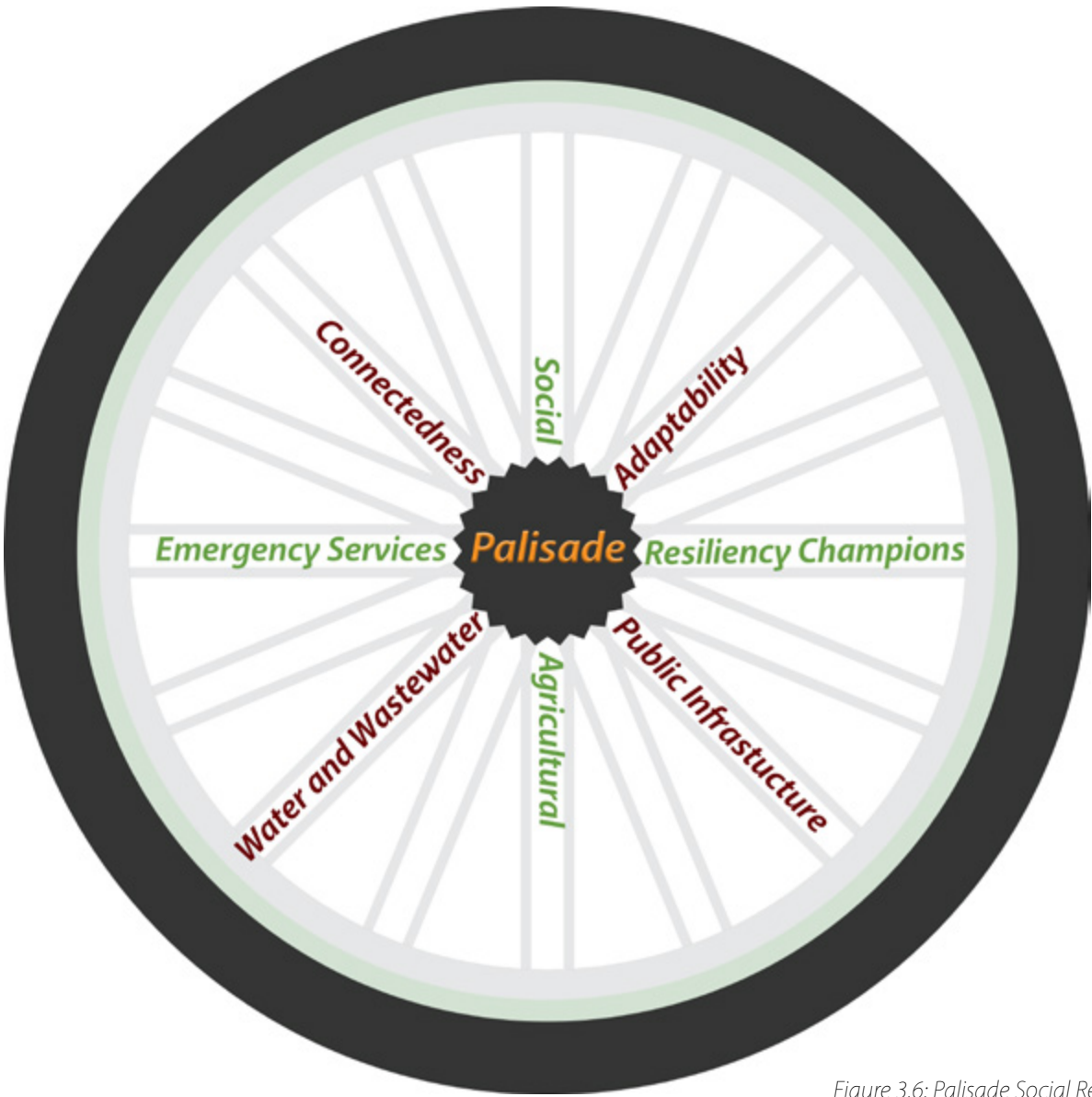


Figure 3.6: Palisade Social Resiliency

## SOCIAL RESILIENCY

Social resiliency is about people’s ability to tolerate, absorb, cope with, rebound, and adjust to events. Social resiliency is important for Palisade’s resiliency because healthy, socially connected, prepared people make for stronger communities that are better able to withstand, manage, and recover from disastrous events.

## PREPAREDNESS

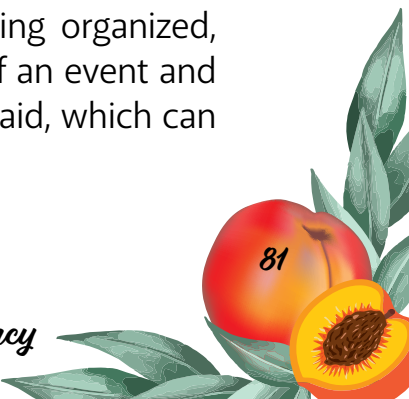
Preparedness identifies, assesses, and reduces the impact of hazards on Palisade and the surrounding community. Some of the ways Palisade can prepare include:

1. Continue building and maintaining appropriate infrastructure,
2. Continue locating housing and subdivisions appropriately,
3. Continue sustaining emergency management capacity in partnership with Mesa County,
4. Continue evaluating the impact failure of one or more systems would have on the community,
5. Continue guiding infrastructure extension and new development away from risk-prone areas, and
6. Continue making land-use decisions that prioritize the safety of all.

Resiliency requires layers of protection and redundancy in various systems that Palisade has already planned for through the development and implementation of evacuation and emergency management plans. While these plans expand well beyond land use impacts, these plans should be consulted and updated regularly and incorporate land use policies where appropriate.

## CONNECTEDNESS

Resiliency in communities relies on connectedness to one another to get things done in good times and in hard times. Based on the community engagement feedback, Palisade is a tight-knit community. Capacity for resiliency is built on the ability to collaborate across agencies, organizations, and other institutions of civic life. By being organized, connected as a community, and prepared, Palisade can respond in case of an event and begin rebuilding the community from within rather than wait for external aid, which can take a long time and can come with specific rules and limitations.





Connectedness as a community means no one in Palisade is left out of the preparation for disasters. A resilient community supports its vulnerable populations, like senior citizens, children, the migrant workforce, people with disabilities, low-income households, and others. When systems and recovery strategies empower and build the resiliency of the most vulnerable populations, the rest of the population benefits, too. For example, emergency shelters accessible to people who use wheelchairs are also accessible to people using strollers, and safer for medical rescue staff to bring in people on gurneys. When no one is left out of the preparation, the whole community of Palisade benefits.

**ADAPTABILITY**

Community resiliency is flexible about which approach might work depending on the emergency and the circumstances surrounding the emergency. When faced with a disaster, having more than one option is helpful, and combining those options sometimes yields the best results. Palisade and its emergency response partners have made great strides in becoming adaptable in their approach to response and recovery goals making the community more responsive to changing community needs and circumstances.

**IDENTIFY A RESILIENCE CHAMPION**

A resiliency champion or a small group of residents in the community agrees to coordinate across organizations, businesses, or community members. Experience in community resiliency planning is not necessary. The most important quality of this person is a willingness to collaborate and coordinate getting the right people to the table. It could be a local planner, an emergency manager, someone with public works experience, or even an engaged resident who is willing to volunteer. A resiliency champion is someone outside of the normal chain of command when an incident occurs. An example of this has already occurred in Palisade but could be formally established in the future. When a freeze of a grape harvest occurred, community members rallied to harvest grapes before the freeze impacted the crop. As a result of community harvesting, the wine “Rescue Red” was born. Rescue Red was a limited edition that was given back to community members who helped in the community harvest.

Having systems in place and creating three resiliency champions also creates redundancy in the system. If one community champion is unavailable due to the disaster, another familiar with the system and the appropriate people can step in and gather teams during times of crisis. The assignment of a resiliency champion may be a useful tool to allow the Palisade community to respond quickly to possible events and have less reliance on outside aid at the outset of an event.

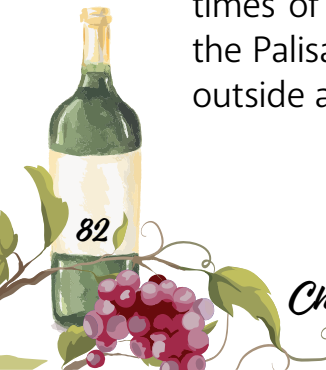
**Economic Resiliency**

Key components of economic resiliency are having a diverse economy as well as the ability for the economy to bounce back to pre-event production quickly following an event. Having an economy that is heavily reliant on agricultural production is quite varied. Palisade continues to build other sectors such as manufacturing, retail, arts, and culture, and recreation and tourism, which are not reliant on agricultural land, to diversify the local economy.

**Agricultural Resiliency**

Palisade identifies itself as an agricultural community. A foundational value of agricultural communities is preparing for the unexpected and overcoming seasonal variation. Palisade’s farming community has been adapting and overcoming harsh weather events since the first irrigation canal was constructed around 1915. Since agriculture is highly vulnerable to the adverse impacts of climate change and climate-related disasters, building agricultural resiliency into the larger community resiliency program is critical to reducing significant long-term damage to agricultural facilities, equipment, and infrastructure and limiting the economic losses that that damage would result in. While the farming community is always developing new, innovative, and creative ways to adapt and overcome, Palisade’s land use goals should be flexible to allow the adaptation of these revelations to ensure the sustainability of the industry. A few strategies that have been proven to increase agricultural resiliency are:

- 1. Planting of drought-resistant varieties of crops,
- 2. Crop diversification,
- 3. Variation in planting patterns,
- 4. Improving irrigation efficiencies, and
- 5. Local support and incentives programs.





# Public Infrastructure Resiliency

Part of building a resilient public infrastructure system is to have a clear understanding of current conditions and infrastructure needs. Palisade is part of a larger valley so bringing an integrated regional approach to planning, design, and implementation is key to having redundancy in the system. As part of the HMP, Palisade and Mesa County developed a prioritized list of risk mitigation tasks for Palisade, which have been added to the Goals, Strategies, and Action section of this chapter.

Another need is to identify infrastructure planning and design improvements that address current pain points in Palisade. For example, are there areas that continually flood? Are there intersections that have higher levels of accidents associated with them? What communication systems are in place? Does Palisade have backup communication systems if the first system fails?

Understanding infrastructure upgrades can be costly, and Palisade is working on partnerships with other local, regional, and state agencies to upgrade a variety of public infrastructure. These upgrades are essential to the economic prosperity of Palisade, and it can be challenging to find the necessary capital to make the upgrades. However, as the hazard insurance landscape continues to shift, as discussed at the beginning of the chapter, ignoring the need for these upgrades is even more costly. Federal agencies such as FEMA, Department of Transportation, and Housing and Urban Development are now requiring local and state governments to ensure that infrastructure improvements and investments incorporate long-term resiliency features and mitigation measures. Utilizing these federal monies can offset the costs to Palisade in the event of a disaster and help the community bounce back faster.

## WATER AND WASTEWATER

Palisade currently provides safe drinking water and properly treated wastewater collection services to its residents and a handful of residents residing outside of Palisade’s limits. In order to provide these services reliably, Palisade has planned for emergency situations and monitors the system for contaminants on a daily basis. Palisade is currently working on a rate study for the entire water system to ensure the system has adequate funding to address the system’s future operational, maintenance, and capital needs in a thoughtful, sustainable manner.

## EMERGENCY SERVICES

As stated in Chapter 1: Community Character and Inventory, both the police and firefighters in Palisade have the ability to call in additional resources when necessary.

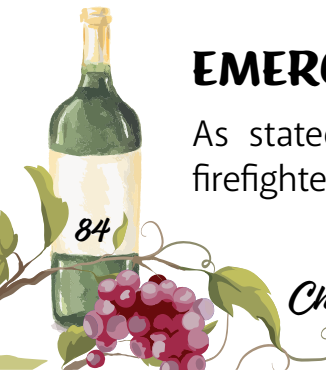
To implement the HMP, Palisade created a fire mitigation plan to protect vital raw water supplies and infrastructure and conducting on-the-ground mitigation to reduce the potential for wildfire as recommended in the HMP. The fire mitigation plan is a living document and should demonstrate the progress Palisade has made in implementing the recommendations from the HMP. A periodic review of the fire mitigation plan is necessary to develop new goals and mitigation strategies.

Because there is a railroad that runs through Palisade, future land use approvals should be very considerate of the ability to respond to emergencies if or when some of the railroad crossings are not passable for any reason. Palisade’s future transportation plan and emergency response plans should identify scenarios to ensure all areas of Palisade are serviceable by emergency providers.



## Conclusion

Palisade’s natural beauty is what drew the first inhabitants to the area. They worked hard to create a thriving community utilizing the resources available to them. With the resources available now, Palisade is continuing to build on what the early settlers created, by implementing systems to mitigate disasters when they happen for a more resilient Palisade to emerge in the future.





# Goals, Strategies, and Actions

## **Goal 3.1: Implement the goals of the 2020 Mesa County Hazard Mitigation Plan.**

Strategy 3.1A: Update the fire mitigation plan to demonstrate the progress made to protect vital raw water supplies and infrastructure and conduct on-the-ground mitigation to reduce the potential for wildfire.

- Action 3.1A.1: Continue applying for grants to provide the funding to create a fire mitigation plan.
- Action 3.1A.2: Continue involving the community in the on-the-ground mitigation measures as identified in the existing fire mitigation plan and any future updates.

Strategy 3.1B: Continue to reduce fuel and debris from steep riverbanks.

- Action 3.1B.1: Continue working with the Tamarisk Coalition to reduce fuel and debris from steep riverbanks.

## **Goal 3.2: Update the community resiliency plan.**

Strategy 3.2A: Identify at least three (3) community leaders outside of the normal incident command structure to champion resiliency in the community.

- Action 3.2A.1: Meet with the resiliency champion team on a quarterly basis to ensure relationships and expectations are solidified.
- Action 3.2A.2: Update the incident management guide in the event of a failure of one or more systems in Palisade to include lessons learned and to provide guidance for improved response, if needed.

## **Goal 3.3: Continue to assess the existing capacity of Palisade's services and what redundancy measures are needed.**

Strategy 3.3A: Continue to assess the water and wastewater system in Palisade.

- Action 3.3A.1: Continue to partner with other regional water and wastewater agencies to review the existing capacity and future needs of the water and wastewater system.
- Action 3.3A.2: Implement the recommendations in the 2022-2023 Rate Study once complete.





## *Chapter Four: Recreation and Tourism*

### **Introduction**

Palisade has extensive natural resources surrounding the community boundaries, and its rugged, rich outdoor and agricultural heritage provides the foundation for several recreation and tourism opportunities. Meanwhile, festivals celebrating all that Palisade has to offer seek to attract visitors seeking to experience Palisade's culture, character, and agricultural heritage. These festivals are sponsored by a variety of community groups, including private non-profits and public organizations.

The rural agricultural community character encompassing a large part of Palisade is also essential to the identity of the community. Through cultural tourism, identified as agri-tourism in Chapter 2: Land Use Form, it may be possible to continue efforts to preserve historic orchard properties that tell the history of Palisade for future generations while incorporating the modern practices of agriculture.

The 2022 Game Plan establishes a foundation for future recreation and tourism planning. Recreation and tourism can support a full range of economic and social benefits while stressing the public infrastructure and services. These great amenities and operations require some infrastructure, such as roads, sidewalks, and emergency services, to be able to scale up to meet the demands of thousands of visitors enjoying Palisade over a festival weekend while the ability to ratchet services back to meet regular demand for the rest of the year. The future development and continued success of existing venues, events, and support services depend on cooperation between public and private recreation interests, non-profit organizations, residents, and businesses.

Chapter 4: Recreation and Tourism examines the existing recreational amenities and festivals while looking at future connections and needs. This chapter ends by providing recommendations to continue building on what has already been created.



# Existing Recreational Amenities

Parks, trails, and open spaces are intertwined with Palisade’s community character and support a healthy quality of life. Below is a summary of recreational amenities currently available in Palisade.

## PARK AMENITIES

Amenities	Veterans' Memorial	Peach Bowl	Riverbend	Independent
Acreage	2.48	7.05	91.67	0.03
Reservations	✓		✓	
Basketball Court	✓	✓		
Bathrooms	✓	✓	✓	
Benches	✓	✓	✓	
Pet Stations	✓	✓	✓	
Gazebos	✓	✓	✓	✓
Playground	✓	✓	✓	
Skate Park	✓			
Community Event Center	✓			
Baseball Field		✓		
Pickleball Court		✓		
Community Pool		✓		
Sand Pit-Horseshoes		✓		
Soccer Field		✓		
Tennis Court		✓		
Volleyball Court		✓		
Bicycle Park			✓	
Boat Ramp and River Access			✓	
Disc Golf Course			✓	
Parking	✓	✓	✓	
Bike & Walking Trail			✓	
Pond			✓	
Historic Information				✓
Mini Library		✓		✓

Figure 4.1: Park Amenities



Figure 4.2: Parks and Open Spaces Map





PARKS

Palisade residents enjoy multiple parks with various amenities.

PERCENTAGES OF PALISADE PARKS

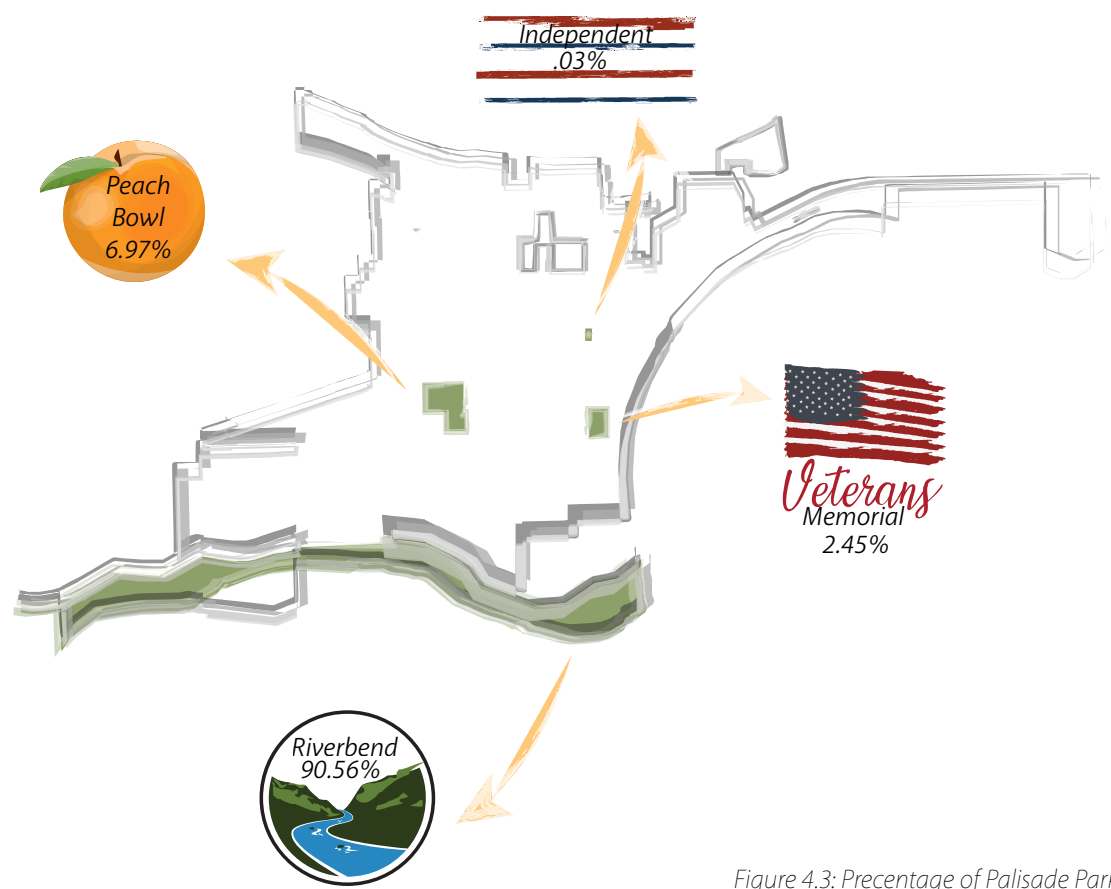


Figure 4.3: Percentage of Palisade Parks

**Independent Park** is a small park located at the southeast corner of 3rd Street and Kluge Avenue in downtown Palisade. It has a gazebo with a history of the peach industry and a little free library.



**Veterans’ Memorial Park** includes a basketball court, bathrooms, benches, pet stations, gazebos, a playground, and a skate park. The Wayne N. Aspinall Memorial is in Veterans’ Park and is dedicated to the man who served in the US House of Representatives and was a staunch supporter of water reclamation projects. Veterans’ Park also includes the historic community center, which hosts community meetings, events, and activities. The community center has multiple kitchens and activity rooms that can be rented for weddings, anniversaries, and other events. Veterans’ Memorial Park provides lots of grassy areas for groups and large, mature shade trees making it a favorite of locals to escape the heat and enjoy the outdoors within walking distance of downtown and many neighborhoods.



**Peach Bowl Park** includes a baseball field, bathrooms, benches, pet stations, gazebos, four (4) pickleball courts, playgrounds, a community pool with locker rooms and showers, a sand pit for horseshoes, a soccer field, a tennis court, and a volleyball court. This park has an extensive flat, irrigated multi-use area, which is not regularly programmed but is certainly utilized informally by the community.





**Riverbend Park** includes bathrooms, benches, a bicycle park, a boat ramp to the Colorado River, pet stations, a disc golf course, gazebos, parking, a 1.75-mile paved walking and bicycling trail, a playground, and ponds. The park hosts multiple festivals throughout the year; therefore, food truck and vendor spaces and utility hookups are built into the design and layout of the park.



**Cameo Shooting and Education Complex** opened in 2018. The Colorado Division of Parks and Wildlife operates the facility, and the land is currently owned by the Town of Palisade. The property is the site of a former coal power plant. The Cameo Shooting and Education Complex is home to world-class shooting facilities and competitions. No reservations are needed for the public shooting bays; however, reservations are necessary for the long-range precision range. The facility is open seven days a week. There is the potential for the facility to become an economic driver for Palisade through users staying in Palisade and eating at the local restaurants.

**OPEN SPACE**

Open space provides residents with recreational areas and helps preserve the beauty and environmental quality within and around Palisade. Proximity to parks and open space enhances the value of residential properties and produces increased property tax revenues. Palisade has the honor of having local, state, and federal open space areas within close proximity of the town limits for residents and visitors to enjoy.

**Tilman Bishop State Wildlife Area**, located across the Colorado River from Riverbend Park just outside of Palisade, requires a valid hunting or fishing license or a state wildlife area pass for everyone 16 or older to access the area. The area consists of 113 acres which may be hunted once a required reservation for deer, small game, and waterfowl are obtained. There are hunting blinds on site. Fishing is allowed with a proper license. However, there is no public access due to the nesting closure from March 15 - July 14. Also, dogs are not allowed in the wildlife area except as an aid to hunting. Updated rules and regulations for this area can be found on the Colorado Parks and Wildlife website.



**Federal public lands** are in abundance surrounding Palisade. United States Forest Service property, known as the Grand Mesa, is located southeast of Palisade. The land is home to Horse Mountain. The Bureau of Land Management (“BLM”) owns much of the areas outside of Palisade to the north. These areas are managed by the field office in Grand Junction and is home to a few of the trails outlined in the Trails section below.

Approximately 30 miles to the west of Palisade is **Colorado National Monument**, managed by the National Park Service. The area is known for deep canyons with pinyon and juniper forests on the plateau. Colorado National Monument includes 20,500 acres and brings in visitors from around the world.

**Dominguez-Escalante National Conservation Area** is managed by the BLM. Created in 2009 by the Omnibus Public Land Management Act, the conservation area encompasses 209,610 acres. It offers mountain biking, hiking, camping, and hunting opportunities, attracting tourists from across the United States.





TRAILS

Trails in and around Palisade provide places for visitors and residents alike to experience the beauty of the community on foot, road bike, mountain bike, or horseback. Below is a list and description of the trails available to use.

**Riverbend Park** offers a 1.75-mile paved walking and bicycling trail located in Riverbend Park. There is ample parking for the trail inside the park. While this trail does not currently connect to other trails in the region, such as the City of Grand Junction’s trails or Mesa County’s trails, there is a desire to create a multi-use path connection to those regional networks to both bring more visitors to Palisade and provide more opportunities for residents of Palisade.



**Palisade Rim Trail** is located just east of Palisade. It is considered an expert-level trail that is open for mountain biking, horseback riding, and hiking. The full trail is 13 miles in total and can take anywhere from three to seven hours to complete. The lower loop can be hiked for a shorter four-mile trail and enjoy scenic views of orchards and vineyards from 1000 ft above the valley floor. The trail is not recommended for inexperienced users.



Figure 4.4: Trails and Trailheads Map





**Palisade Plunge** opened in the fall of 2021 for expert mountain bikers. It is a point-to-point trail along the Palisade Rim Trail. It takes the rider from the alpine aspen groves of the Grand Mesa to the desert shores of the Colorado River. Local businesses have permits from the United States Forest Service to take riders to the top of the trail to embark on over 6000' of descending and 1700' of climbing in the full 32 miles of the trail, which brings riders right to the heart of downtown Palisade at 3rd Street and Main Street.



Photo Courtesy: VisitPalisade.com



Photo Courtesy: Chad Smith

The **Palisade Fruit and Wine Byway**, divided into three routes, is a favorite of visitors to the valley, whether traveling by bicycle or automobile. The three routes are: 1) 5-mile East Cruiser Loop, 2) 7-Mile West Cruiser Loop, and 3) 25-Mile East Orchard Mesa Loop.

Cruiser Loops: The 5-mile East Cruiser Loop traverses along the Colorado River, and the 7-mile West Cruiser Loop winds through Riverbend Park. The 7-mile West Cruiser Loop is Palisade's most common bike tour route because of its flat topography, with stops at seven wineries before looping back to downtown. The bike route is not currently designated with bike lanes or other pavement markings; only the recognizable byway signs inform users to share the road. To increase the enjoyment and safety of all roadway users, striping of bike lanes or another means of separation between user types along the entire 7-mile route should be included in future capital projects.

East Orchard Mesa Loop: Those traveling by car, bicycle shuttles, or up for a longer ride for the day have access to the 25-mile East Orchard Mesa Loop, which encompasses several hills and affords incredible views. This trail leaves the town limits as HWY 6 crosses the Colorado River to the East and climbs up to the top of East Orchard Mesa. While on the mesa, several wineries, orchards, and farmstands can be visited. The trail then winds its way around to the south and west before dropping back down to the Valley floor for the prevalent orchards, restaurants, and farmstands spread throughout the lands between Clifton and Palisade. Similar to the other loops, this loop lacks pavement markings, and the loop should be enhanced as capital improvement projects are planned for and installed.





**Colorado Riverfront Trail** is a series of trails beginning in Palisade. The easy out-and-back trail meanders along the river channels, small lakes and ponds, canals, islands, wetlands, cattail marshes, and cottonwood groves. The trail is part of an overall network of trails that will eventually connect to Grand Junction. The Palisade section of the trail begins at the south end of Brentwood Drive at Riverbend Park.

**Mt. Garfield Trail** is a 3.6-mile out-and-back trail located on the north side of Palisade and outside of Palisade limits with an elevation gain of about 2000 feet to reach the summit of Mt. Garfield at 6,637 feet on BLM land. It is considered an extremely challenging trail, and experienced hikers are suggested. It takes approximately three hours to complete. Even with the challenging terrain, it is a popular hike, but it is recommended to hike between April and October.

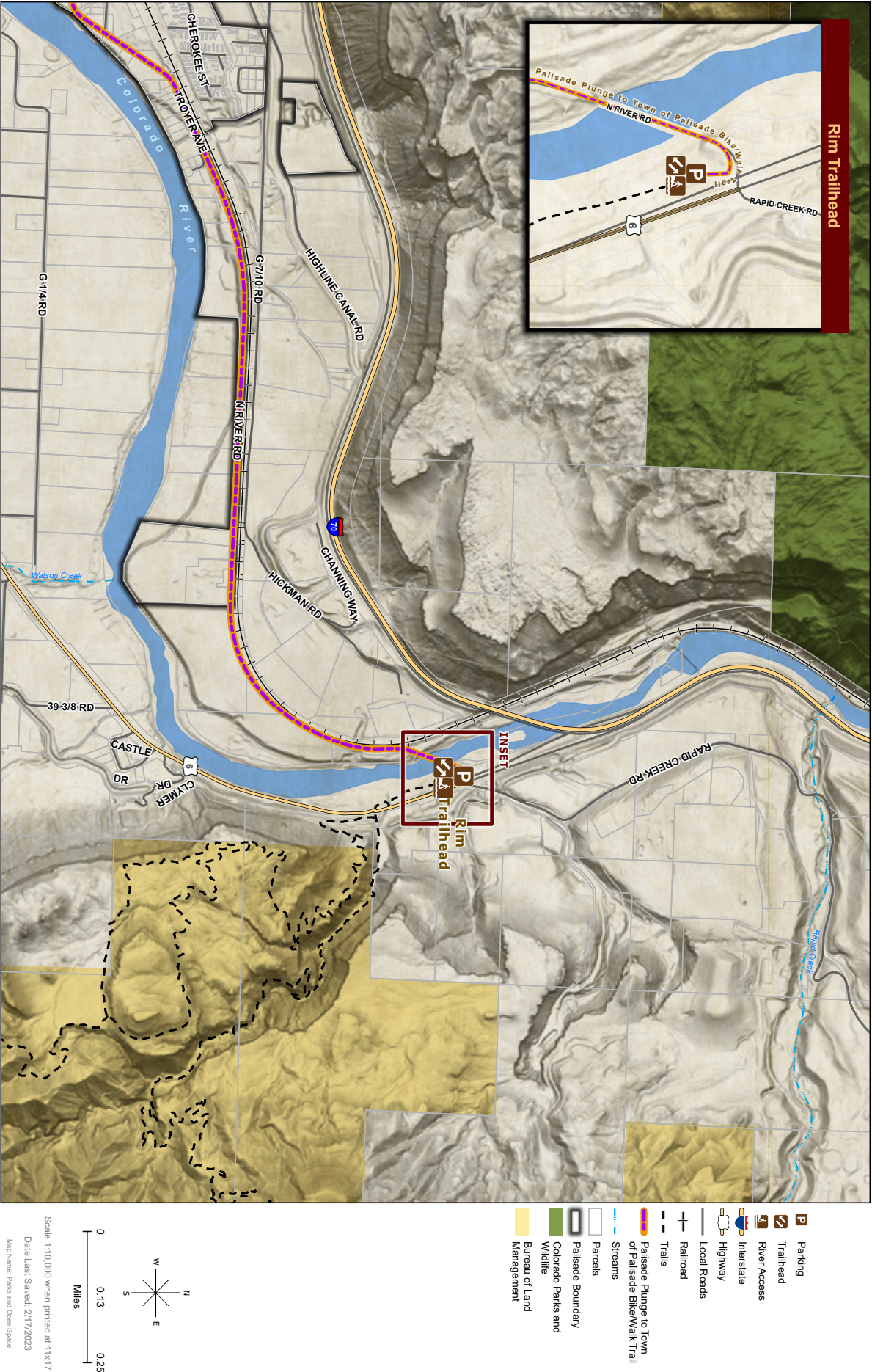


Figure 4.5: Rim Trailhead Map





## Future Recreational Amenities

The community shared that they would like to see additional recreation amenities around Palisade. Some items could be simple additions, such as providing more bike parking downtown and moderate hiking trails, while others are more complex and costly such as adding bike improvements to the Fruit and Wine Byway. During the community engagement process, the community members voiced their desire to create a recreation center in Palisade. The closest gym or formal workout facility is in Clifton. A recreation center that includes a pool, running track, and fitness equipment would require years of planning and funding partners. While some of these amenities are provided in various locations throughout the town, a comprehensive recreation center or remodeling of existing facilities to house these facilities should be included in planning and design projects.

The most important consideration when evaluating future recreation and tourism needs is to enhance and create better connections throughout Palisade. Palisade is known for being a bike-friendly community; however, getting from events to key destination areas via bikes or walking can be challenging due to missing or inadequate connections. Recently, Palisade has completed an inventory and assessment of current infrastructure needs and identified the areas where infrastructure investment would be most valued. This assessment should drive the capital improvement planning for the town.

Another future amenity could be a bike route specific to Palisade. While there is the designated Fruit and Wine Byway, a shorter route for less experienced bikers looping inside the limits of Palisade should be considered as part of future infrastructure planning and design. See figure 4.7: Sidewalk and bike connections map.

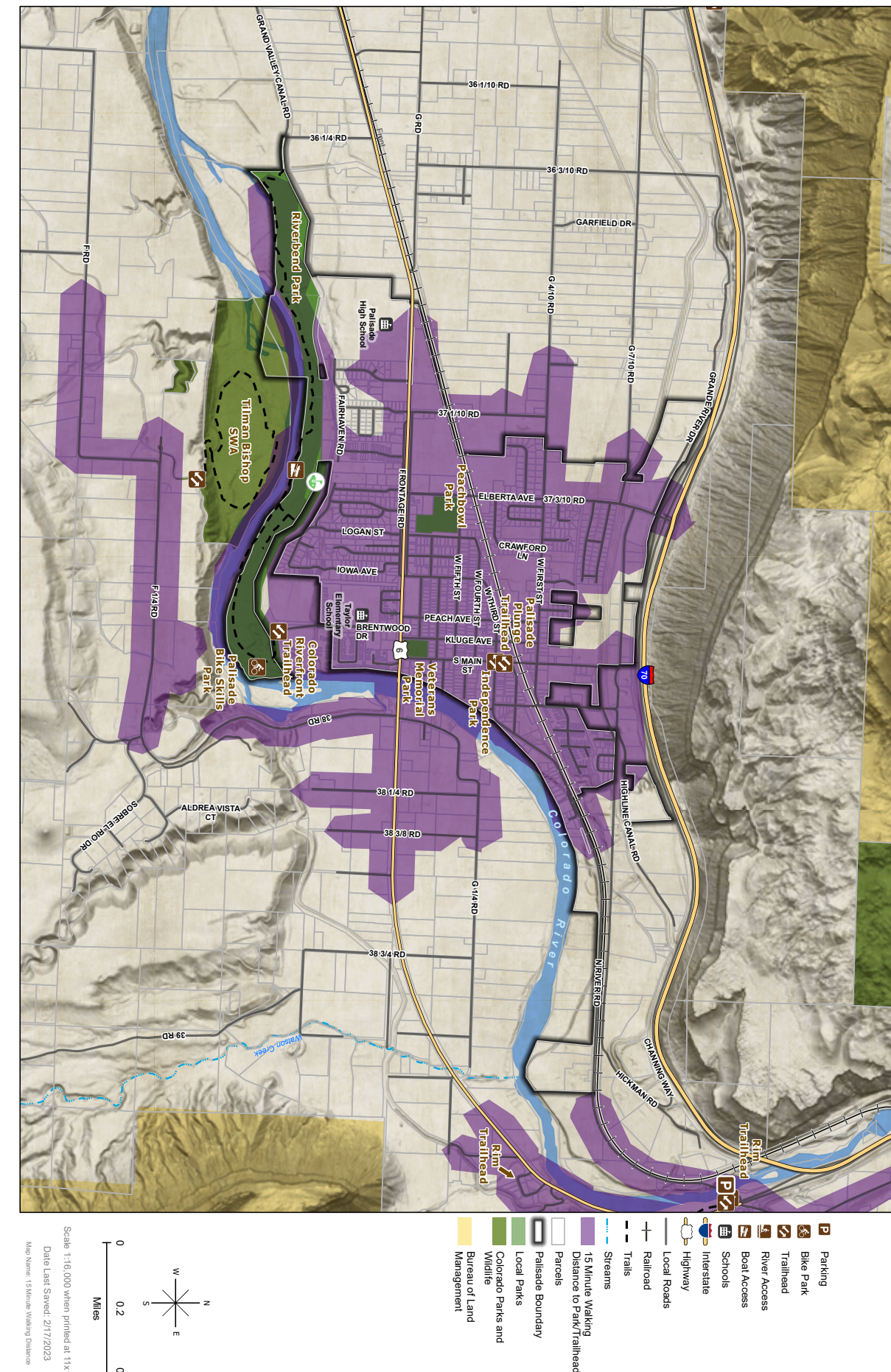


Figure 4.6: Key Connections and Destination Areas in Town Map



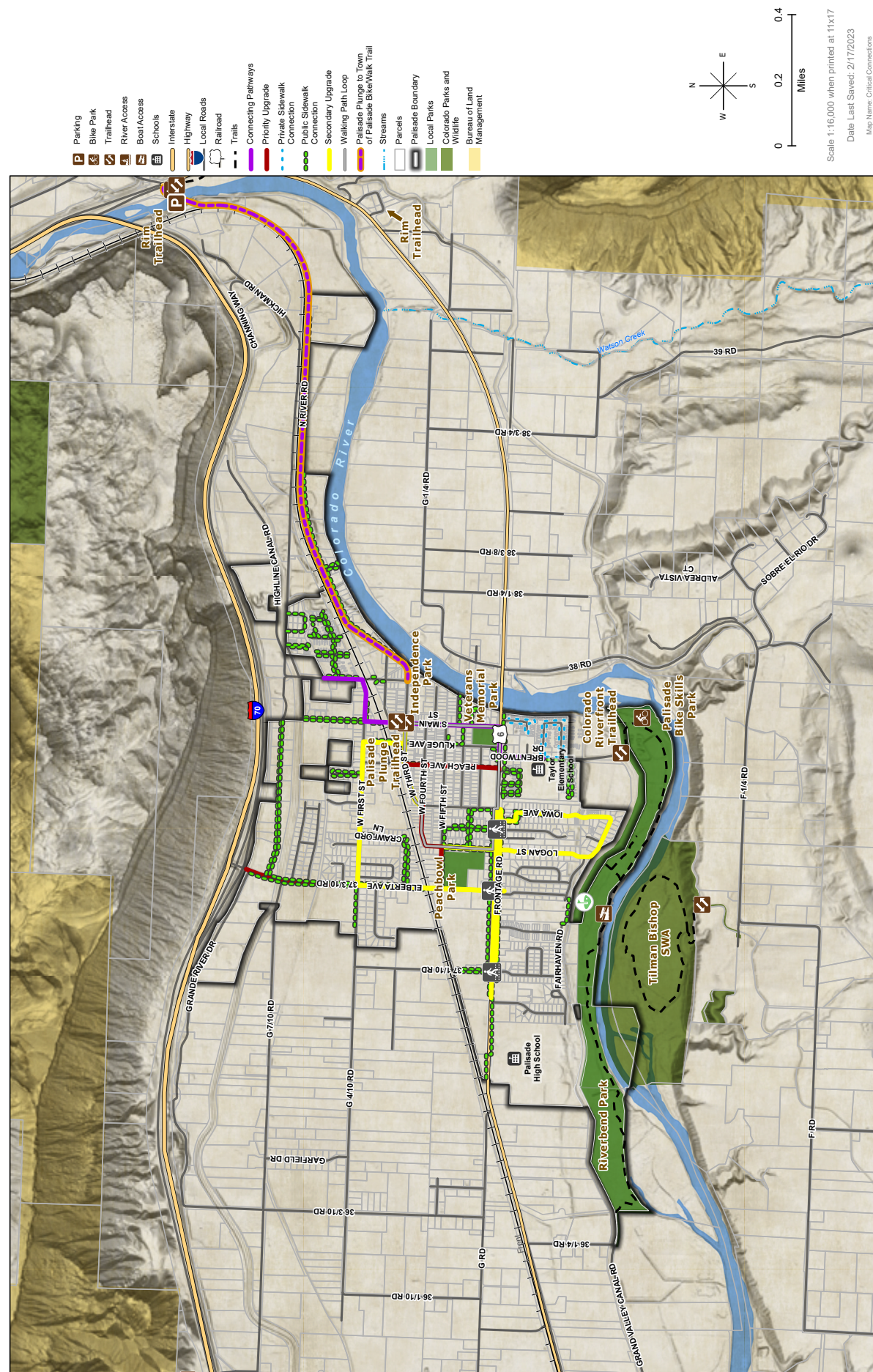


Figure 4.7: Sidewalk and Bike Connections Map

## Future Connections between Recreation and Tourism

Recreation and tourism in Palisade has experienced great success since the 2007 Comprehensive Plan. Palisade's amenities attract new permanent residents, seasonal residents, and tourists. Despite the obvious positive economic and social impacts world-class events and attractions have, in some cases, tourism-based strategies have been viewed as having negative impacts, leading some locals to question the need to continue to expand the community's recreation and tourism strategies. What was heard during the community engagement process is that the recreation and tourism industries are not always embraced by the community. Residents' use as short-term rentals, long lines and waits at restaurants, and other service-oriented businesses that cater to tourists create friction among full-time residents. Through the community engagement process, many full-time residents shared that they cannot find a place to eat or have a quiet night at home because of tourists in Palisade.

The Riverfront Trail extends the entire length of the Colorado River from Fruita to just west of Palisade. A future need for the Riverfront Trail is to close the gap from around 34 Road into Palisade. While many use the Fruit and Wine Byway or other routes to bridge the gap, the group One Riverfront proposes a future route along Highway 6. The route along Highway 6 has been added to future transportation plans and would primarily be a Mesa County-led project.



The recreation and tourism industries, on a national level, tend to offer seasonal, lower-wage jobs based on data from the Bureau of Labor Statistics. As more of Palisade's workforce is employed in these types of jobs, unlimited expansion of tourism could impact the high poverty level in Palisade, which could adversely affect the levels of income, health, and other aspects of the community. If

future land use and economic development decisions create rapid growth, it could strain the local infrastructure, worsen traffic congestion, and overburden emergency services and the local workforce during special events. Sustainable tourism practices are being implemented by businesses on a local level in Palisade, including increasing compensation to living wages and encouraging visitors to respect the local community during their visits.





## Tourism Advisory Board

The 2007 Comprehensive Plan aimed to increase tourism and the number of visitors to Palisade. The Tourism Advisory Board (TAB) was established in response to that goal. TAB is made up of volunteer residents and business owners both in and outside of Palisade, appointed by the Board of Trustees. The objective of TAB is to increase the visibility of Palisade to those outside the community and to create a pleasant experience for visitors, so they want to come back to Palisade. Some of TAB's duties include creating tourism marketing projects, coordinating events, and making recommendations to the Board of Trustees on decisions impacting Palisade's tourism industry. TAB is a volunteer board, but it receives funding from a \$6 lodging fee that is collected by lodging establishments from Palisade's overnight guests to fund their marketing efforts. A \$2 portion of the lodging fee goes to fund emergency services but Palisade has the ability to shift funding a little based on ballot language..

As successful as the tourism campaign has been, it also has come with negative externalities. The influx of tourists on a weekly basis throughout the summer stresses Palisade's infrastructure and emergency response. Furthermore, even with a short tourism season, Palisade does not allow special events in July, except for the local Fourth of July Celebration and the Sunday Farmer's Market, to give the community a brief but desired break from Palisade's visitor population each weekend.

Palisade has a marketing firm on retainer through the TAB. The 2021 Palisade Marketing Plan lists three priorities. The first is to increase awareness and enhance the perception of Palisade. The plan is to achieve this goal by conveying that Palisade is a top lifestyle destination for those seeking an outdoor playground and that Palisade is a unique wine and culinary experience. The second priority is to support the local community by advocating for local businesses to thrive and focusing on segmented audiences to ensure responsible visitors. The third goal is to convert marketing efforts into tax revenue by utilizing digital avenues and partnerships while educating local businesses on cost-effective marketing tactics. The marketing outreach efforts are focused on millennials and the baby boomer age demographics, as they are seen as demographics with disposable resources and time to travel.



Photo Courtesy: Adobe Stock

## Existing Tourism and Special Events

Palisade hosts multiple special events and festivals between April and October each year. Each attracts hundreds to tens of thousands of visitors to Palisade to enjoy the quaint, small-town charm of Palisade. Below is the summary of the largest events. However, other events hosted by local businesses and nonprofit groups are not outlined below.

The **International Honeybee Festival** normally kicks off the summer season, held annually in April. The festival was founded in 2008 by the Palisade International Honeybee Festival, a non-profit organization. The festival was created by a group of business owners in Palisade wanting to gather the community to celebrate its agricultural roots and bring attention to the threatened honeybee population. The festival provides information on beekeeping, bee-friendly landscaping options, ways to protect bees, and culinary ways to use honey. The festival includes a bee costume contest, bee crafts, a spelling bee, and live demonstrations.

**Edesia Wine and Food Festival** introduces new wineries and ownership wineries in the Grand Valley. The event consists of a menu designed by an executive chef and paired with the new wine selections. All profits benefit Marillac Health, a non-profit community health center that has been in the Grand Valley since 1988.

**Bluegrass and Roots Festival** has been celebrated in Palisade for over ten years. Located at Riverbend Park, the Palisade Bluegrass and Roots Festival features some of the country's top bluegrass artists and Colorado's favorite emerging stars for three days. The Bluegrass and Roots Festival is sponsored by the Town of Palisade.

**Colorado Lavender Festival** is a three-day event held at Riverbend Park and organized by the Lavender Association of Colorado. The Lavender Festival consists of self-guided tours through lavender farms, culinary classes, wreath-making classes, a lavender and wine dinner event, and vendor booths. The tickets for the Colorado Lavender Festival sold out in 2022.

**Palisade Peach Festival**, operated by the Chamber of Commerce, takes place in August to celebrate the peach harvest. 2022 marks the 54th annual Peach Festival. The event runs from Thursday to Saturday at locations throughout Palisade and Riverbend Park. The festival features an ice cream social, a street dance, the crowning of the Peach Queen, live music, a pancake breakfast, a parade, orchard tours, 5K and 10K runs, a BBQ contest, a peach eating contest, vendor booths, and farm-to-table dinners on Friday and Saturday nights.







**Colorado Mountain Winefest** takes place over one day, is located at Riverbend Park, and is operated by Colorado Association for Viticulture and Enology (CAVE). The festival was named Best Wine Festival in the Nation by USA Today. It is the state's largest wine festival featuring unlimited sips from dozens of Colorado wineries, live music, a grape stomp, chef demonstrations, and educational seminars. The festival is so popular that a shuttle runs from Grand Junction to Palisade to pick up visitors from hotels. Winefest routinely sells out every year.

**Farmer's Market** is a weekly event operated by the Town of Palisade that takes place from June to September every year. Local vendors supply fresh produce and local products. There are chef demonstrations on how to use the local food. Food trucks are also available, which rotate on a weekly basis, so there is a variety for visitors. Local musicians perform during the event with a new group every week. In 2022, Palisade's Farmers Market was voted the 3rd best farmer's market in the country by USA Today's Readers' Choice.

Palisade is a busy place with lots to do, and there's pressure from people outside of Palisade to allow even more events. During the community engagement process and conversations with Palisade staff, challenges with parking and traffic during special events were identified. Visitors park on residential streets, and Palisade staff is responsible for enforcing street closures during the festivals, impacting the number of staff needed to work the events, including emergency responders.

Continuing to encourage and support the expansion of the recreation and tourism industries within Palisade has positive outcomes as well. New residents spark diversity in the economy and, if they are moving from other areas, may have more disposable income to support the businesses in Palisade or could bring their small businesses with them, taking advantage of the quality of life and offering more employment opportunities for the local workforce.





# Future Needs

The critical element is ensuring that the recreation and tourism industries do not push out locals looking to keep Palisade their home for years to come. While the community engagement process uncovered a community sentiment that affordable housing was not desired by the community, as these seasonal jobs increase and full-time, year-round skilled employment opportunities are not captured as quickly, the gap between wages and cost of living will increase. Those who responded during the community engagement efforts wanted to keep the small-town feel of the commercial downtown supported by the recreation and tourism industry and residents. To keep it local, one consideration for future commercial development is establishing a program for affordable commercial spaces.



# Conclusion

There is a delicate balance between preserving the local small-town agricultural character and spurring economic growth with tourism dollars. One of the outcomes of tourism is people connecting with the community during an event or visit and wanting to make Palisade their new home or second home, which increased the pressure on the available housing stock and commercial properties for current residents.

# Goals, Strategies, and Actions

## Goal 4.1: Evaluate current recreation and tourism opportunities and challenges while building a framework for future connections.

Strategy 4.1A: Create opportunities for partnership between Palisade, other public entities, private businesses, and service providers to discuss the positives and mitigate the negative impacts of recreation and tourism.

- Action 4.1A.1: Create a list of interested stakeholders, including existing tourism and recreation groups, to work together to develop mitigation measures for recreation and tourism events such as the Chamber of Commerce and the Tourism Advisory Board.

Strategy 4.1B: Facilitate relationships with recreation, tourism, and residents.

- Action 4.1B.1: Consider developing an app or using an existing public service alert system program to notify people of traffic issues, changes in special events, or how to contact necessary people if there is an issue with an event.

## Goal 4.2: Ensure that recreation and tourism activities are designed to protect the environment and maintain the agricultural community character.

Strategy 4.2A: Provide clear direction on where it is appropriate for people to gather and access recreational areas.

- Action 4.2A.1: Increase the number of wayfinding signs installed in Palisade to preserve environmentally sensitive and agricultural areas.
- Action 4.2A.2: Increase the number of trailhead parking areas to preserve environmentally sensitive areas and agricultural areas around trailheads.





Strategy 4.2B: Provide additional infrastructure and education to enhance the connections between recreation, tourism, and residents.

- Action 4.2B.1: Consider holding monthly listening sessions, separate from other official Palisade business items, to understand the opportunities and challenges from each stakeholder's perspective.
- Action 4.2B.2: Consider striping bike lanes along the Fruit and Wine Byway where there is adequate room. Any future road improvements should consider expanding areas where there is not adequate space for striped bike lanes.

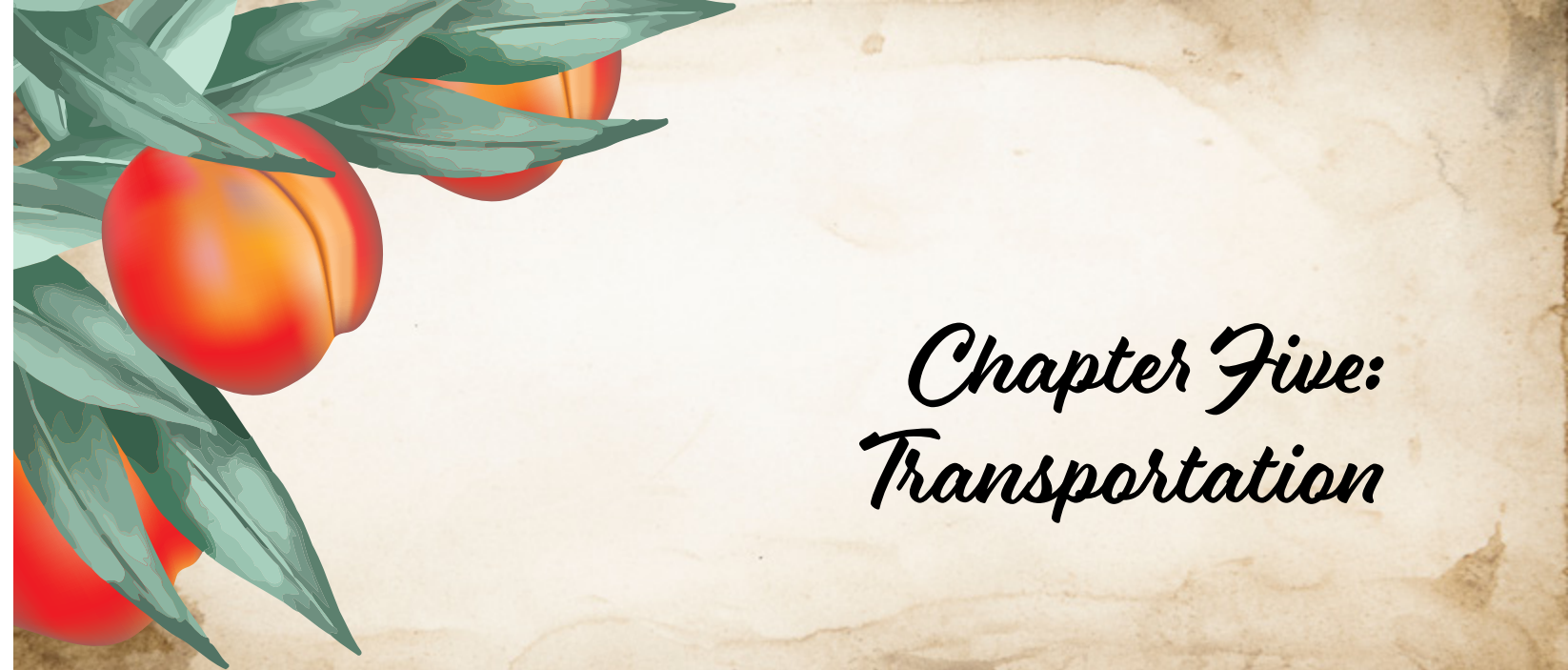
### **Goal 4.3: Provide areas for open space, parks, trails, and wildlife corridors in all new developments.**

Strategy 4.3A: Review the existing Land Development Code to see if adequate regulations are in place to preserve open space, parks, trails, and wildlife corridors in Palisade.

- Action 4.3A.1: Update the Land Development Code if changes need to be made in the regulations to preserve open space, parks, trails, and wildlife corridors in Palisade.







## *Chapter Five: Transportation*

### **Introduction**

Due to its location along a historic freight railroad line and a major interstate highway, Palisade has always been well connected to the greater region and beyond. As supply chain and distribution networks made technological advancements, Palisade's reliance on direct access to the railroad to bring fresh produce to market lessened. In modern times, the railroad line creates a barrier between downtown and the neighborhoods to the north. Furthermore, traffic counts along US Highway 6 have increased year over year as the population in and around Palisade has grown. While the community is still heavily reliant on individual vehicles to get from place to place, Palisade is diligently working to enhance alternative forms of transportation, such as biking, walking, and transit. The 2022 Game Plan builds on the multimodal approach Palisade is already taking to create improved transportation routes and connectivity and strives to identify a variety of safe and convenient options for people to get from one location to another.

Multimodal is a transportation term that seeks to provide multiple ways to get from one place to another, whether by car, public transportation, train/light rail, bicycle, horse, golf cart, or walking. Multimodal transportation options support the needs of all users, whether they choose to walk, bike, use transit, or drive. It means more connections and more choices. Multimodal transportation strategies are designed to be affordable and efficient while building more vibrant neighborhoods and economically prosperous downtowns.

Chapter 5: Multimodal Connections starts by reviewing the existing multimodal connections in Palisade, including commuting patterns, circulation patterns, transit, alternative transportation, and rail. The chapter then discusses future multimodal needs and the chapter concludes by providing recommendations to continue building on the strides that have already been made in the last few years.



# Existing Multimodal Conditions

Palisade is bordered on the north side by I-70, a central interstate corridor connecting the east and west coasts. There is an interchange with I-70 and Elberta Avenue, providing easy and quick access to regional, statewide, and nationwide travel and distribution opportunities. There is another interchange of I-70 and HWY 6 to the east side of Palisade.

## COMMUTING

Multimodal connectivity in the circulation network allows additional opportunities for people to get around, especially those who cannot or choose not to drive a car. However, most Palisade residents, specifically 76.4% of workers in Palisade, drive alone to work. In Mesa County, 76.9% of workers drive alone, and 72.8% of Colorado residents drive to work alone.

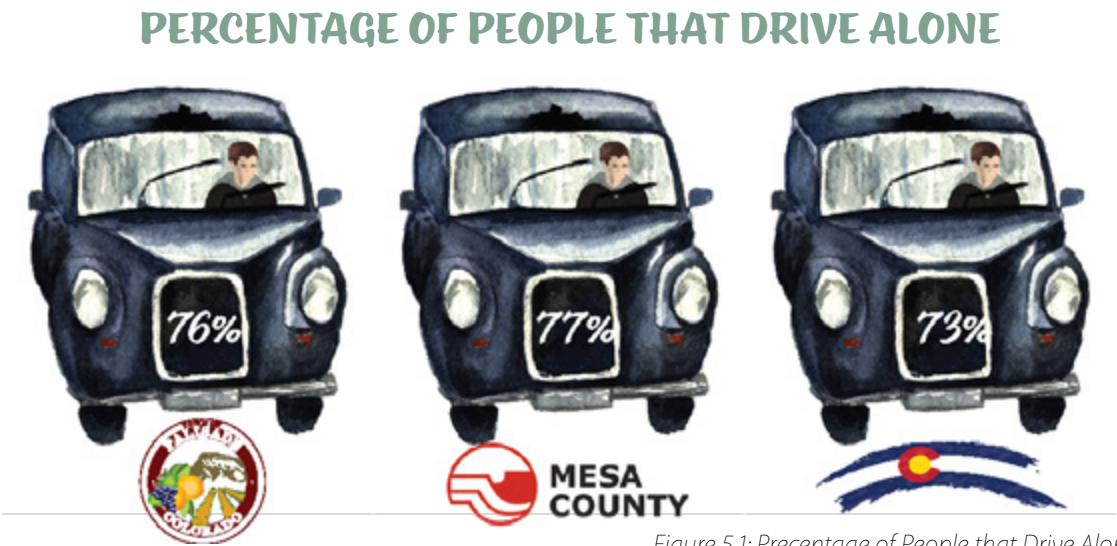


Figure 5.1: Percentage of People that Drive Alone

Using averages, employees living in Palisade have a longer commute time than the typical US worker. The average commute time for all of Mesa County is 18.9 minutes, which beats the national time of 26.9 minutes and Palisade of 32.5 minutes. In 2020, 9.55% of the workforce living in Palisade had “super commutes” of 90 minutes or more.

The Sycamore Institute study conducted in 2017 for Tennessee showed that people traveling 15 miles, or more are associated with increased odds of obesity and decreased odds of being physically active. A person’s odds of being obese increase by 6% when in a car for 60 minutes daily. On the other hand, each mile walked per day decreases the odds of obesity by 7.7%.

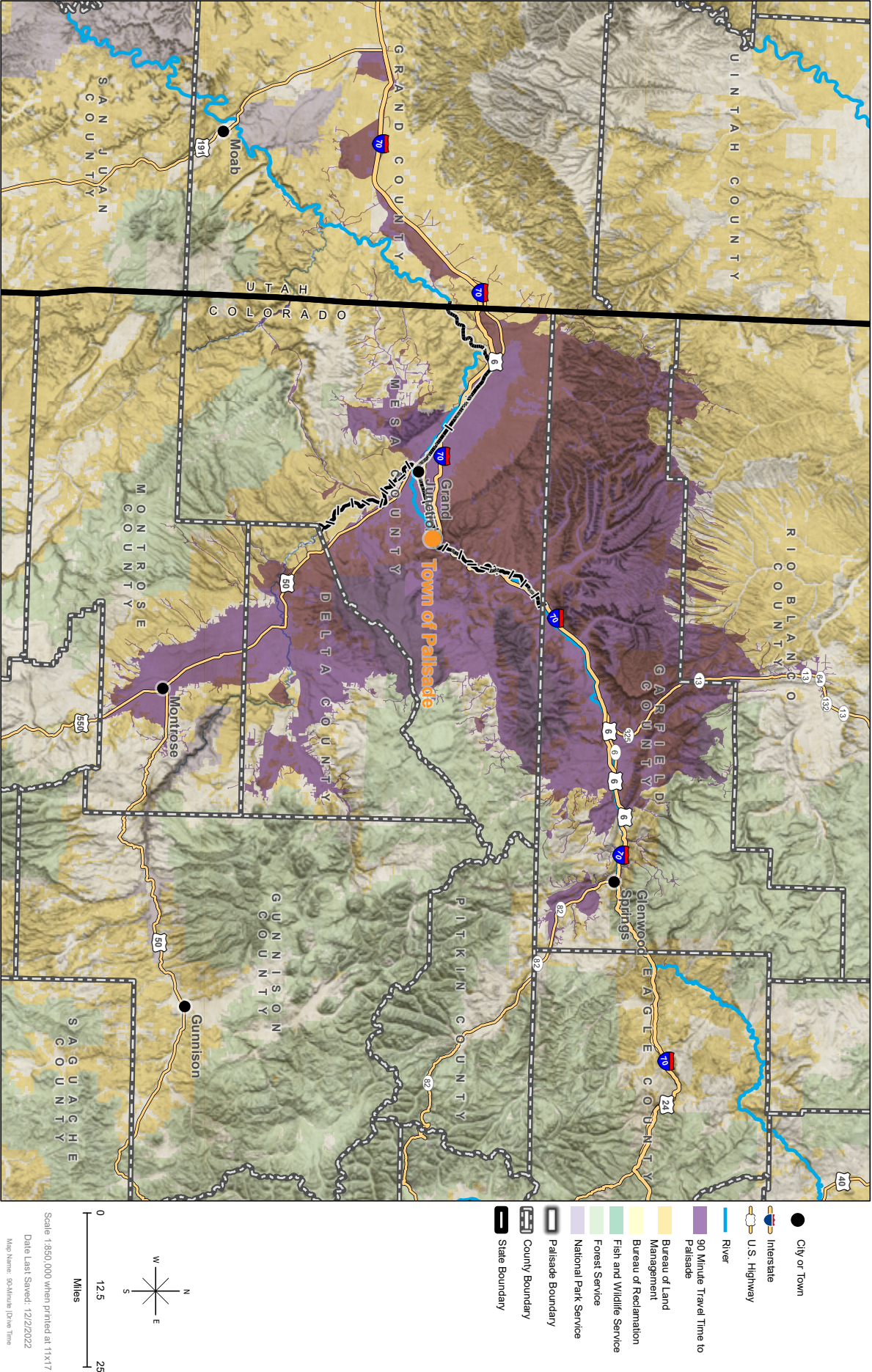


Figure 5.2: 90 Minute Commute Area Map



# AVERAGE COMMUTER TIMES

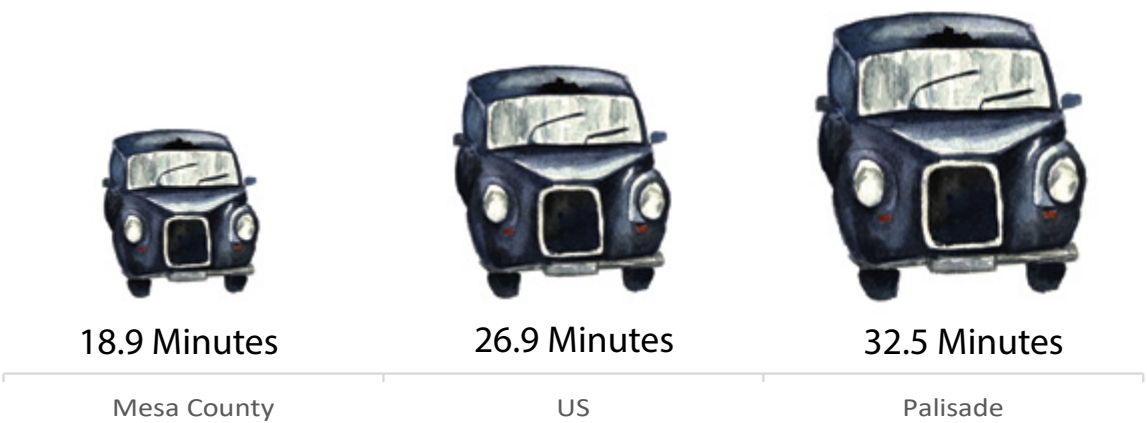


Figure 5.3: Average Commuter Times

Long or “super commute” times can significantly stress the human mind and body and strain family relationships. [Several studies show that long-distance commuters suffer from mental and physical disorders at much higher rates than people with short trips to work.](#)<sup>1</sup>

To reduce super commutes for residents, Palisade, employers, and the chamber of commerce must understand the local workforce capabilities and develop opportunities for employers seeking the skills and experiences of the local workforce in and around Palisade to shorten commute times. Consider developing a market analysis to understand the workforce and employment opportunities in and around Palisade, which would provide data on reducing residents’ commute times.

## PALISADE CIRCULATION NETWORK

Downtown Palisade consists of a small grid network connecting business and residential uses to Palisade’s core area. Outside of downtown, road networks are more meandering and less based on a grid layout. Many neighborhoods include half or three-quarters cul-de-sacs. Each development has designed its road network within the development to connect to the leading arterial and collector network of Palisade. However, some streets and alleyways are one way in and one way out.

Palisade’s road network is quite functional most times of the year and capable to maintain a level of service even with increased traffic for special events. However, the congestion is felt throughout the network when multiple street closures occur and when all traffic is funneled to on corridor or destination (such as Riverbend Park). To address some of the more congested intersections and corridors, Palisade coordinates with CDOT to enhance

<sup>1</sup> The Sycamore Institute. (2017, February 21). How Transportation Impacts Public Health. The Sycamore Institute. Retrieved July 22, 2022, from <https://www.sycamoreinstitute.org/transportation-impacts-public-health/#endnote1>

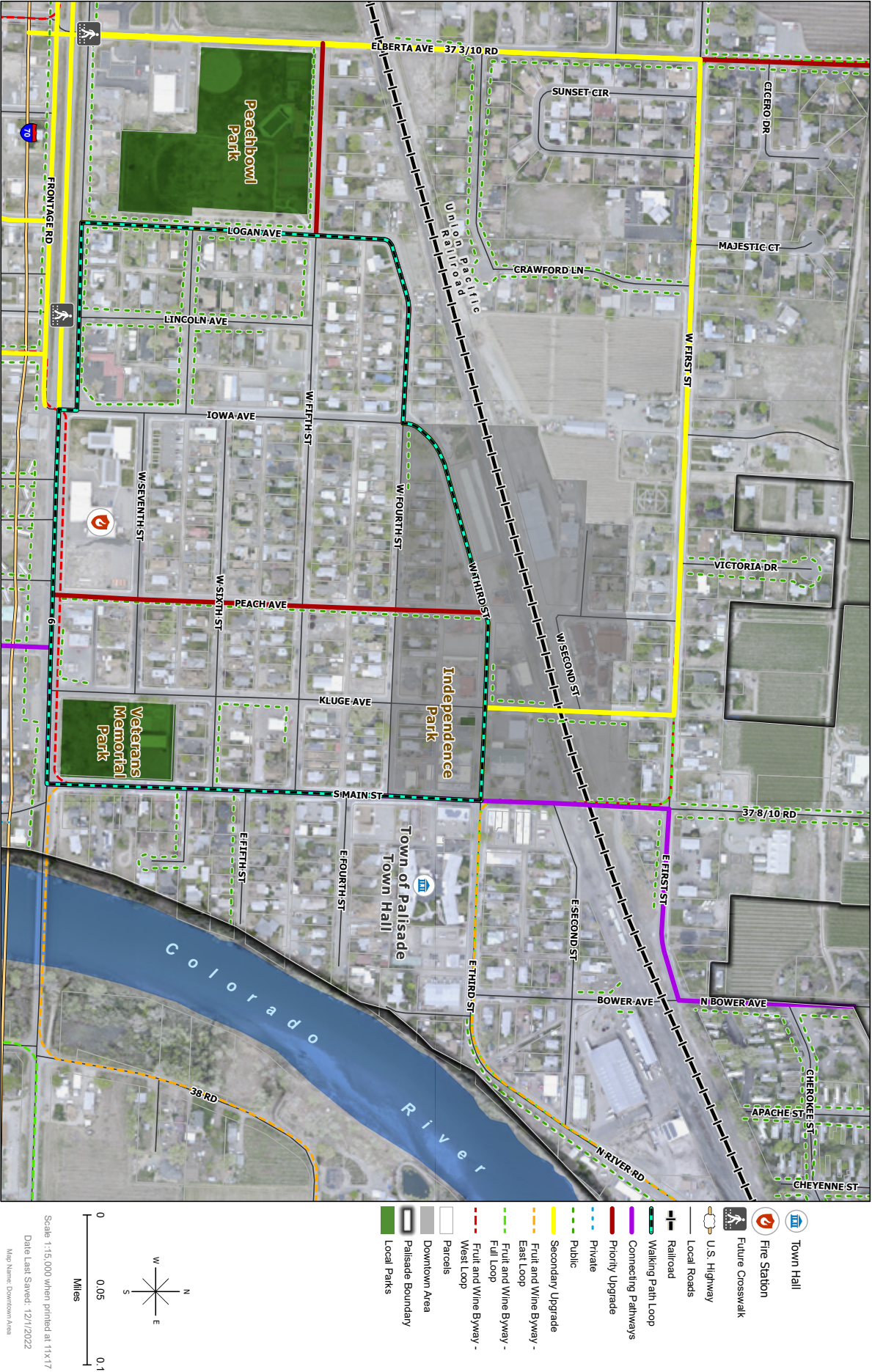


Figure 5.4: Downtown Core Map





intersections to function better during the highest peak demands. In the summer of 2022, CDOT and Town officials held a ribbon cutting for the first phase of a multiple-phased improvement project along HWY 6 to address both through traffic as well as cross traffic and pedestrian safety.

In addition to improving the physical street cross sections to accommodate multimodal connections, operational improvements could be implemented for some of the larger, more impactful events by extended road closures or detour routes further out and establishing detour routes earlier. Also, forcing event organizers to require off-site parking and patrons to take shuttles to the venue would relieve Riverbend Park’s limited access points.

CHALLENGES TO THE CIRCULATION NETWORK

At a community engagement event held in conjunction with CDOT, the residents of Palisade provided feedback on the areas where they perceive challenges to mobility throughout Palisade.

Challenges to HWY 6/Frontage Road/G Road

Palisade recently completed road improvements along HWY 6, otherwise known as G Road, and 8th Street from Main Street to Iowa Avenue. For the purposes of the Game Plan, the road will be referenced as HWY 6. The recently completed improvements on HWY 6 focused on increasing the safety of children crossing HWY 6 to get to the Taylor Elementary School with active beacons and a center median refuge. Most people favor the new sidewalk and road improvements. The community is looking forward to the future improvements on HWY 6 with the additional work being proposed by Palisade in conjunction with CDOT in the coming years.

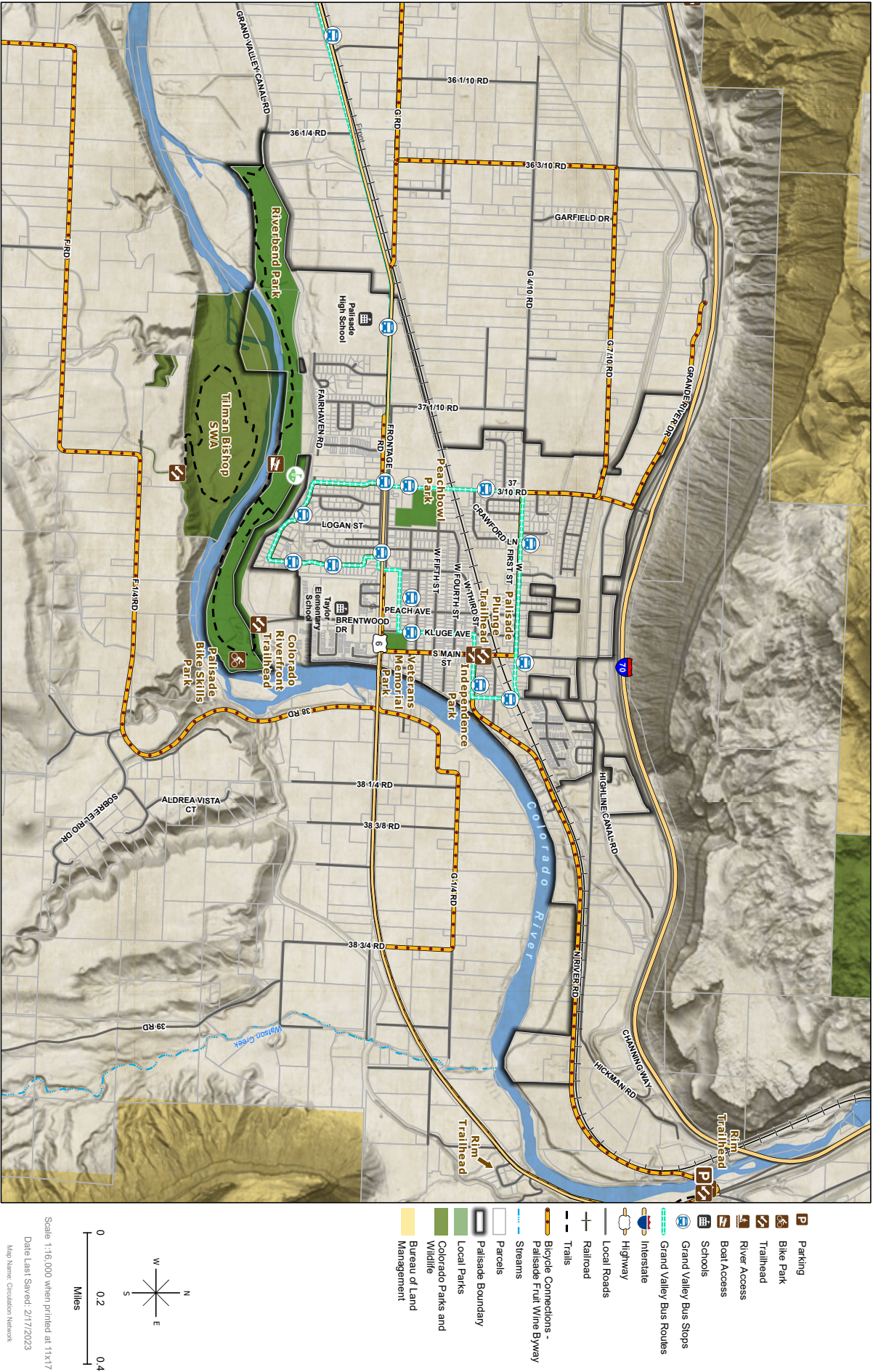


Figure 5.5: Circulation Network Map





The intersection of Elberta Avenue and HWY 6 causes issues for pedestrians trying to cross from the residential areas and activities downtown to the events at Riverbend Park. CDOT is gathering feedback from the community on the HWY 6 corridor to develop designs to improve the circulation pattern for vehicles, pedestrians, and cyclists.

**Challenges to the Downtown Circulation**

The historic downtown is impacted by the railroad tracks running through the center of the downtown. What once used to transport agricultural goods and passengers now impedes pedestrian and bicyclist circulation. Given the high number of visitors who flock to downtown Palisade unfamiliar with the connections, investment should be made to clarify the bike and pedestrian crossings of the downtown railroad tracks. In addition to clearly delineated pathways, this could include clear wayfinding signage, fences, and landscaping to deter people from walking where they shouldn't.

The downtown area is home to the Farmer's Market every Sunday from June to October. For these events, Palisade staff shuts down Third and Main Streets to vehicles between 9 am and 1:30 pm to allow the roads to be consumed by tents, vendors, and visitors. Detours around the event are set up, so traffic is not fully prohibited.

The feedback from community engagement events requested additional bike parking downtown and limiting the length of parking stays around the downtown during the day to allow for rotating parking at the post office and during the Farmer's Market.

**Challenges to Brentwood Drive**

Brentwood Drive is a one-way in and a one-way out road upon which Taylor Elementary School is located. During the school year, traffic becomes clogged during drop off and pick up as parents attempt to turn onto Brentwood Drive from HWY 6 and vice versa. Brentwood Drive was recently updated with sidewalks as part of the HWY 6 road improvement project. The improvements replaced a dirt path used by pedestrians and bicyclists with a concrete sidewalk.

**Challenges with Elberta Road**

Elberta Avenue is the access road from I-70 into the heart of Palisade. The comments received at the transportation open house requested a widening of Elberta Avenue to include sidewalks and a place for pedestrians and cyclists to stand while waiting to cross the canal on the Fruit and Wine Byway. Also, where the railroad crosses Elberta Avenue there is limited space for people to wait while the train passes through Palisade creating additional conflicts between pedestrians and cyclists in this corridor. Feedback was provided that automobile drivers are not abiding by the posted speed limit on Elberta

Avenue as they exit or approach I-70, creating a dangerous situation for pedestrians and cyclists. Palisade staff is aware of the issues brought up during the open house and recently received a \$1.1 million grant from CDOT to improve Elberta Avenue. Ideally, the design phase of the project will occur in the fall and winter of 2023 to 2024. The tentative solution for pedestrians crossing the canal is to provide a bridge over the canal separate from Elberta Avenue.

**TRANSIT**

The Grand Valley Transit System became fully operational in 2000, providing connections to Palisade. The Palisade route that connects to the Clifton Transfer Station is a way for members of the Palisade community to reach services, jobs, and, eventually, the rest of the valley if they don't have their own means of transportation. The Grand Valley Transit system focuses on meeting the needs of the elderly, the economically disadvantaged, and those who are mobility impaired. Residents can use Paratransit, which requires prequalification and advanced scheduling. Palisade partners with Grand Valley Transit and does pay for the service connections in Palisade through the general fund.

**ALTERNATIVE TRANSPORTATION**

While Palisade is known for being a bike-friendly community, there are missing connections, as discussed in Chapter 4: Recreation and Tourism. Residents and visitors alike use bikes to get from one place to another to run errands and for recreation. While small companies exist that provide pedicab services, electric bike rentals, and carriage rides to get people around Palisade, alternative transportation options should continue to be evaluated as means of providing many transportation options. In the future, Palisade may consider a downtown circulator bus route allowing visitors to park in designated areas while reducing the traffic impact on local streets. Because the heaviest visitation periods are during the summer when school is out, when it's necessary, Palisade officials could partner with the school district to use the high school and/or elementary school parking lots as parking lots for visitors to park and hop on a local bus service to get to downtown.





# RAIL

Palisade is home to a railroad line and railyard owned by Union Pacific Railroad located along Second Street between Bower Avenue and Main Street. The main rail line runs through Palisade along Second Street with two sets of tracks. There are four railroad crossings in Palisade and one slightly outside the boundary of Palisade to the east. This segment of track accommodates approximately ten trains a day. When the train moves through Palisade, it stops all traffic types for a short period of time. Bypassing the train requires a trip to Clifton to the west as a go-around or east on HWY 6 to the I-70 interchange. A passenger train also used to stop in Palisade, but now Amtrak only stops in Glenwood Springs and Grand Junction. Palisade is once again interested in having a passenger train stop in Palisade, which could be a nationwide passenger train such as Amtrack or a commuter train to and from neighboring communities. More information on this and other future considerations are expanded in the Future Multimodal Connections.

Of great concern to Palisade, residents is the Surface Transportation Board’s 2020 approval of an 88-mile stretch of new railroad in Utah connecting oil fields in the Uinta Basin in Utah with the national rail network. The approval allows for the transportation of 65,000 to 350,000 barrels of crude oil, or upwards of 100-tanker-long trains stretching 10,000 feet, to run through Palisade daily in addition to the regular train traffic already impacting Palisade. Currently, the Surface Transportation Board approval is being challenged in the courts, and at the time the Game Plan was written, a decision had not been made regarding the future of the train carrying crude oil. However, if the crude oil train becomes operational, an updated emergency incident management plan should be done due to the possibility of severe environmental impacts of this type of cargo on a train. The recommendation for updating the emergency incident management plan is included in Chapter 3: Community Resiliency.

## Future Multimodal Connections

Palisade has the opportunity to create connections where none currently exist or are less than adequate. To reach data-based decisions, there is the option of utilizing a [Transportation and Health Tool](https://www.transportation.gov/transportation-health-tool) (THT)<sup>2</sup> that was developed jointly by the U.S. Department of Transportation and the Centers for Disease Control and Prevention in partnership with the American Public Health Association. Specifically, according to the tool description, “the tool provides data on a set of transportation and public health indicators that describe how the transportation environment affects safety, active transportation, air quality, and connectivity to destinations. The tool also provides information and resources to help agencies better understand the links between transportation and health and to identify

strategies to improve public health through transportation planning and policy.” Using a formal framework or tool such as the THT would allow Palisade to continue demonstrating an unbiased and data-driven decision for future connections that prioritize safety and health rather than basing the decisions for future connections or construction projects on emotions.



## FUTURE COMMUTING

Housing and the circulation network, including different transportation options, are not mutually exclusive. They work synergistically with each other. The price of housing is outpacing the available job opportunities in Palisade. With the rising housing costs and rent, the commuting times for those employed at Palisade businesses will continue to grow because they can no longer live in Palisade. People may no longer drive to Palisade for job opportunities because of the low wages of services jobs, which is the basis of a tourism economy. Also, part of having an economy based on tourism is not being able to work remotely. Visitors need services in person, so commuting for most Palisade residents is a must during the tourism season. Chapter 2: Land Use Form discusses the preservation of the attainable housing in Palisade to offer opportunities for low-wage workers to live in Palisade.



<sup>2</sup> <https://www.transportation.gov/transportation-health-tool>





FUTURE PALISADE CIRCULATION NETWORK

A thriving community accommodates all modes of safe travel, including cars, transit, bicycles, and pedestrians. Palisade was founded as an agricultural community, and the agrarian properties drive the special events and the tourism industry. Traffic issues are exacerbated during the tourism season, which runs from April to October. In addition to hosting visitors to Riverbend Park for flagship events such as Winefest or Peachfest, the economic driver of Palisade, the peach harvest, adds tractors to the circulation network as workers harvest peaches in the field and deliver them to the processing warehouses in the evenings. The checkerboard of orchards necessitates farm equipment on all roads, including downtown. However, building a transportation network for the highest use times will not keep Palisade a rural community. Unique solutions which balance – and welcome – the uniqueness and historical use of the street network in Palisade should be sought.

The overall character of the street design in Palisade should be explored further to create a set of standards for the different types of streets in the community. For example, the design elements needed for a project on HWY 6 are different from those in the downtown core. All street design should continue prioritizing pedestrian and bike users and traffic calming through various design strategies built on the recently updated section of HWY 6. Palisade has parklets around the downtown core which are working well and will remain for the foreseeable future. Therefore, narrower travel lanes, shared travel lanes, and sidewalks and crossings prioritizing pedestrians should continue to be provided throughout the circulation network in Palisade. Multimodal considerations will be incorporated in the current design process for the HWY 6 improvements to Elberta Avenue during the 2023 and 2024 design processes.

FUTURE OF TRANSIT

The Grand Valley Transit 2045 Regional Transportation Plan Update (“Transportation Plan”) was adopted on February 24, 2020. Survey respondents of the Transportation Plan’s community engagement activities stated that Palisade is lacking in trail connections which was also heard at the community engagement events for the Game Plan. The Transportation Plan encourages bike lanes along the Fruit and Wine Byway route. Another recommendation is to provide a shared-use path and sidewalks along HWY 6 to Palisade High School, which was also supported by the community engagement comments for the Game Plan. Palisade is in the design process for the shared-use path and sidewalks along HWY 6 in conjunction with CDOT. The design process should be complete by 2023, with construction being completed in 2024.

The existing transit options in Palisade are limited even with a partnership with Grand Valley Transit. However, a future consideration could be to have transit services increased

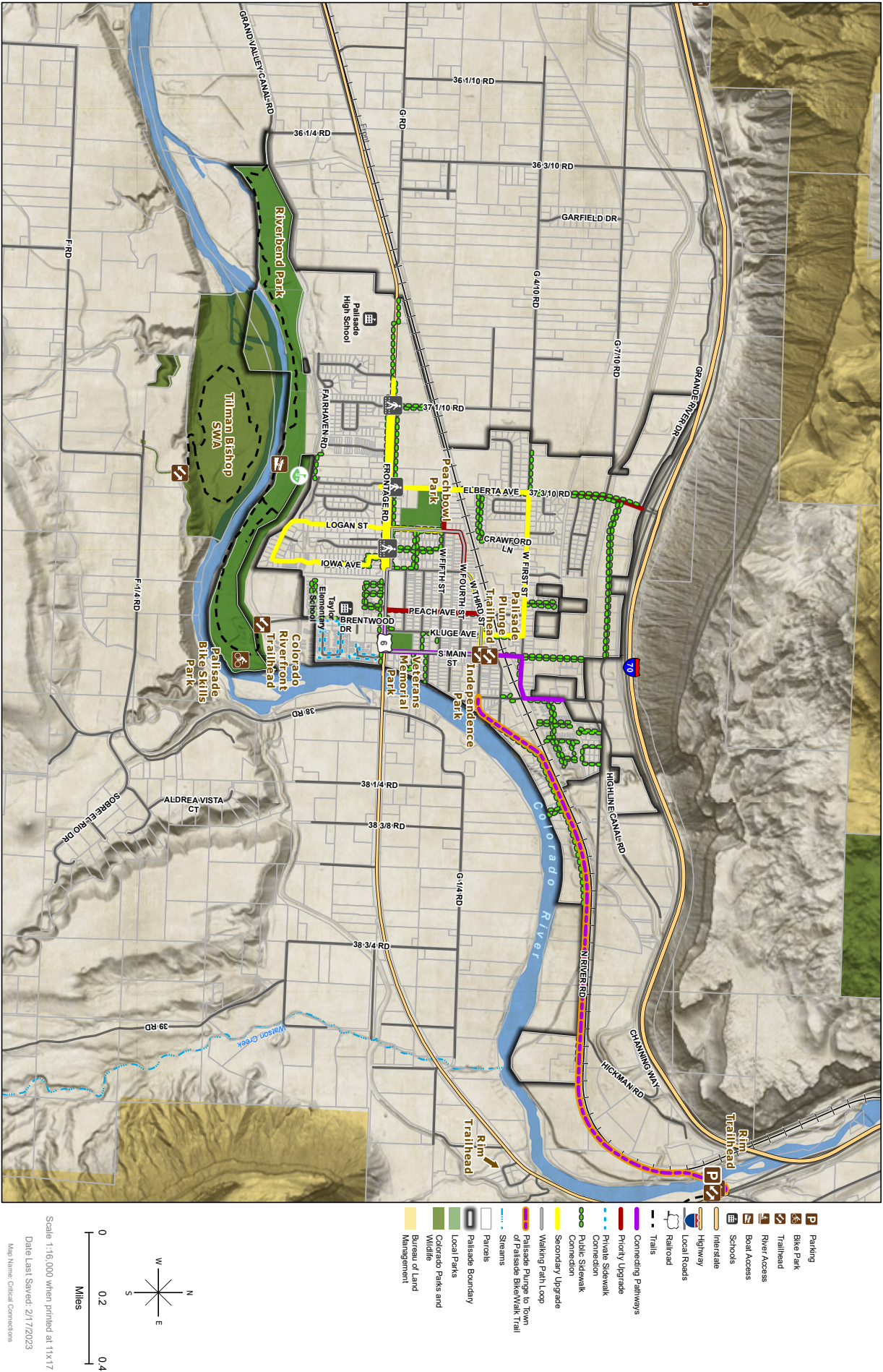


Figure 5.6: Sidewalk and Bike Connections Map





with Grand Valley Transit during the tourist season. The Grand Valley Transit Authority laid out a vision for the future of transportation until 2045. Any changes or upgrades to the transit system in Palisade are developed with representatives from Palisade sitting on the Grand Valley Regional Transportation Committee, the governing board of the Grand Valley Transit Authority.

### FUTURE OF ALTERNATIVE TRANSIT

Developing bike and pedestrian routes is part of supporting alternative transportation options in Palisade. As outlined in Chapter 4: Recreation and Tourism, there are multiple bike routes in Palisade, but they are more recreational in nature.

Palisade continues to provide upgrades to the walking and biking opportunities in Palisade, which is even more critical in Palisade because the community depends on walking and biking to their local destinations. In addition, missing connections prevent redundancy in the circulation network. Map 5.6 shows the preferred routes for future sidewalk and bike lane connections provided by Palisade.



### FUTURE OF RAIL

Amtrak and freight cars will continue to use the railways in Palisade but stopped service to the train depot in the late 1960s. The previous comprehensive plans, specifically 1998, 2004, and 2007, encouraged Palisade to “Remain interested in a future rail connection between Palisade and Grand Junction. While such a mode of transportation may not be economically feasible today, future air quality concerns and the price of petroleum may necessitate changes in how people move about.” The 2022 Game Plan continues to endorse a future rail connection between Palisade and Grand Junction. A commuter rail connection would reduce the number of cars in Palisade and allow for additional multimodal links to and from Palisade. Palisade should continue taking action to improve crossing signalization to reach safety levels that facilitate the creation of a quiet zone in Palisade, which, under federal regulations, allows the elimination of the requirement that horns are blown at each crossing during certain hours. The Federal Railroad Administration Highway-Rail Crossing and Trespasser Programs Division have developed a guide on how to establish quiet zones within a community. The guide, including the associated recommendations and action steps, can be found on the [Federal Railroad Administration website](https://railroads.dot.gov/sites/fra.dot.gov/files/2020-05/QuietZoneBrochure.pdf).<sup>3</sup> Additional measures are already being considered by Palisade to improve safety along the tracks, such as installing electronic signals, and concrete barriers.

### Conclusion

The economic activities in Palisade are most lucrative when there are multiple efficient circulation network options. Palisade exists along a major interstate, and HWY 6 is under CDOT jurisdiction, meaning CDOT has authority over improvements and maintenance. Each one of these roads provides delivery services for goods and job centers. An efficient, well-planned circulation network enhances and provides access to economic and social opportunities resulting in positive outcomes for a thriving downtown. When transportation systems are deficient in safety, capacity, or reliability, they can have an economic cost, such as reduced or missed economic opportunities and lower quality of life. Convenient transportation options become even more critical in rural communities where services are spread across miles.

<sup>3</sup> <https://railroads.dot.gov/sites/fra.dot.gov/files/2020-05/QuietZoneBrochure.pdf>





# Goals, Strategies, and Actions

## **Goal 5.1: Continue improving connectivity in and around Palisade.**

Strategy 5.1A: Continue improving the multi-use sidewalk and trail network system within and around Palisade.

- Action 5.1A.1: Continue to improve and expand the existing Wine and Fruit Byway system by completing and connecting to local road and trail networks and adding trail segments in high-priority corridors inside Palisade.
- Action 5.1A.2: Continue working on completing a network of multi-use trails that accommodate bicycle and pedestrian modes of travel, especially to key destinations such as employment centers, residential neighborhoods, schools, parks, recreational facilities, civic establishments, existing and future transit stops, and downtown inside Palisade.
- Action 5.1A.3: Focus on local connections and implement trail connections where gaps or uncompleted sidewalks and trail corridors exist within Palisade.
- Action 5.1A.4: Coordinate regional trail connections with adjacent and nearby municipalities, such as the Fruit and Wine Byway and One River Front.

Strategy 5.1B: Continue a relationship with Union Pacific Railroad to enhance safety, minimize noise and improve esthetics.

- Action 5.1B.3: Continue to update emergency response plans that prescribe alternate routes and means to contact train engineers to move trains during an emergency as more information becomes available.
- Action 5.1B.4: Consider working with Union Pacific Railroad on landscaping and visual improvements at critical sites along the tracks.
- Action 5.1B.5: As funding allows, continue to pursue the establishment of a "Quiet Zone." Take actions to improve crossing signalization as outlined in the Quiet Zone Brochure to reach safety levels that facilitate the creation of such a zone which, under federal regulations, allows the elimination of the requirement that horns are blown at each crossing.

Strategy 5.1C: Consider developing a market analysis to understand the workforce and employment opportunities in and around Palisade.

- Action 5.2.C.1: Seek out funding for a market analysis for areas in and around Palisade.

## **Goal 5.2: Facilitate public involvement in developing new multimodal amenities.**

Strategy 5.2A: Continue to provide multiple opportunities for residents of Palisade and the surrounding area to provide input and ideas regarding the Transportation and Health Tool while developing an integrated transportation plan.

- Action 5.2A.1: Establish a working group of stakeholders, including local, county, and state officials, business owners, land developers, property owners, and citizens, to work on developing the Transportation and Health Tool to inform any new multimodal amenities.
- Action 5.2A.2: Explore the possibility of including off-highway vehicles on designated routes in Palisade, including all-terrain vehicles, as part of any new multimodal amenity project.

## **Goal 5.3: Enhance the safety and security of users of the existing and future shared multi-use roads, sidewalks, and trail facilities in and around Palisade.**

Strategy 5.3A: Seek funding and grants to develop an integrated transportation plan outlining the necessary improvements to the transportation network in Palisade.

- Action 5.3A.1: Include appropriate signage, lighting, and pavement markings to comply with Americans with Disabilities Act (ADA) standards.
- Action 5.3A.2: Provide recommendations for implementing calming traffic techniques and minimizing conflict zones in the integrated transportation plan.





Strategy 5.3B: Create or use industry best management practice standards and guidelines for the multi-use transportation system, including accommodating safe non-vehicular travel.

- Action 5.3B.1: Provide or reference established guidelines and specifications for developing bicycle and pedestrian-friendly streets for any future development or redevelopment opportunities.
- Action 5.3B.2: Incorporate theme and design standards to integrate the community character within the trail system and focus on aesthetic quality, such as trail types and allowed uses.
- Action 5.3B.3: Continue participating in and providing input to the Colorado Department of Transportation on any future improvements to HWY 6 to ensure all modes of transportation are considered and the design is in keeping with the character of Palisade.

**Goal 5.4: Establish a funding mechanism to implement any new multimodal amenities once developed.**

Strategy 5.4A: Continue exploring and identifying available federal and state funding to construct and maintain future multi-modal transportation networks.

- Action 5.4A.1: Establish a funding source for all future road improvements, including bicycle or walking accommodations, and contribute funds to the shared-use trail system.
- Action 5.4A.2: Explore other revenue sources, such as identifying projects in the annual capital improvements plan and requiring new developments to contribute funding to the implementation of the transportation plan.







## *Chapter Six: Capital Projects List*

### **Introduction**

The 2022 Game Plan provides a blueprint for sustaining and improving Palisade's infrastructure. It coordinates strategic planning, financial capacity, and physical development while incorporating the values of the community. Through the community engagement process, community values were evaluated by the community in order to differentiate or rank implementation strategies and investments. This Capital Project List comprises of infrastructure projects, equipment purchases, and major studies identified by town officials and incorporated into the recommendations of the 2022 Game Plan.

### **Values Index**

The values index was created based on input from the community through an extensive engagement process. Before having an in-person community engagement event, the project website put out a weekly community question to generate a discussion about what people thought of Palisade, the surrounding area, and their ideas for the future of Palisade. The items that continually came up in the discussion were preserving existing agricultural lands, protecting the views from Palisade, the need for affordable housing, the desire for low-density housing options, supporting year-round businesses, the challenges of seasonal tourism, keeping the small-town charm, and building a stable economy.

When these values were expressed during the question of the week discussion, there were community members with opinions on each value. A game was created to determine what was most important based on these values to allow the community at in-person events to distinguish between two seemingly opposing values.



The game asked people to put poker chips in jars that included these competing values. Each participant was given four gray chips worth one point and one green chip worth five points. The participants were asked to choose which value was most important to them. The instructions were as follows:

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

The values game was played at three events: the Palisade Farmer’s Market, the Spoke and Vine Locals Night, and Slice O Life Bakery. Based on the input received at those events, the index of the values presented in this chapter was developed.

**VALUE EXPLANATIONS**

When the values were explained at the in-person community events, the following explanations were used:

Agriculture: Agriculture means the desire to preserve the existing agricultural lands within Palisade’s boundaries.

Viewshed: Viewshed means having unobstructed views of the bluffs and mesas surrounding Palisade while standing within the boundaries of Palisade.

Affordable Housing: Affordable housing means housing types are financially attainable for Palisade residents now and into the future.

Low-Density Residential: Low-density residential generally refers to single-family detached homes or duplex homes where two single-family homes are attached to one another.

Year-Round Business: Year-round businesses means businesses are open beyond the tourist season and able to support the needs of locals throughout the year.

Seasonal Tourism: Seasonal tourism means creating events and building facilities which support the seasonal tourism economy.

Small Town Charm: Small town charm means neighbors know neighbors and neighbors helping neighbors. This also means limiting national chain businesses while incentivizing small, locally-owned businesses.

Sustainable Economy: Sustainable economy means developing a local economy that is based on manufacturing and retail to a level adequate to support the community’s needs

and services. This concept may require allowing national businesses or franchises to locate within Palisade or reduce the communities’ reliance on tourism and special events.

To gain as much insight as possible, these values were paired, and participants were asked to choose which of the two values they preferred. The most desired values were as follows:

- Preserving agriculture over the viewshed,
- Having low-density residential over affordable housing,
- Supporting year-round businesses over seasonal tourism,
- Conserve small town charm over a sustainable economy.

Overall, the most highly desired value was small town charm, followed by agriculture, low-density residential, and year-round businesses. These values should be used to assist decision-makers to make decisions that are aligned with the community values.



Photo Courtesy: Adobe Stock





# Project List

Palisade has created a list of projects which are either in process or will be funded soon. The table shows the project title, project description, responsible funding source, and expected cost. This chart differs from the project list Palisade provided because each project is tied to a goal in the Game Plan and which value is referenced.

To make the following table understandable, these are the meanings of each of the columns in the table.

- Project Title: The project’s title is referenced throughout the project list. The project title is how a reader can understand how a single project articulates to a fund and an account in the fund and department-level detail sections of this budget.
- Project Description: The project description is a brief explanation of the project that is more specific and illustrative than the project title.
- Fund/Department: This is which fund and department (as applicable) is responsible for the project and where the project funding is further described in this budget. The reader can go to each Fund and Department section for a specific project and locate the general ledger account in which each project is recorded.
- Funding Source: The funding source is the percentage of the total expected expense that each funding source is expected to cover. For example, if the total expected cost of a project is \$20,000 with a 50% Grant/50% Tax Revenue Funding Source, \$10,000 will be provided by a grant, and \$10,000 will be provided by tax revenue.
- Expected Cost: The expected cost is the project’s total expense. The amount does not differentiate funding sources.



Photo Courtesy: AmyMariemagery

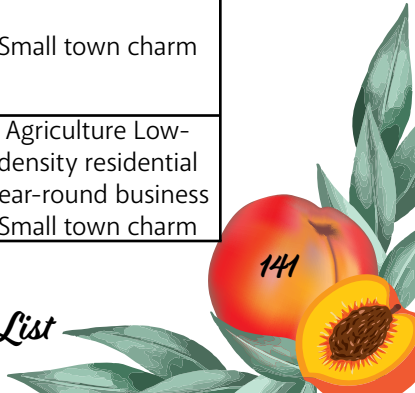




Project Title	Project Description	Fund / Department	Grant Revenue	Palisade Funding	Expected Cost (2022 Dollars)	Related Game Plan Goal	Value Reference
Large Capital Improvement Projects with Grant Funding and Tax Funding							
Community Clinic	Build a community clinic in partnership with Community Hospital	Capital Projects Fund	\$2.5 Million Federal HRSA and Mesa County \$2.5 Million Community Hospital	\$0	\$5 Million	Goal 2.1	Year-Round Business
Broadband Middle Mile Fiber and CNL	Construct fiber optic infrastructure from the existing network to access a carrier-neutral location	Capital Projects Fund	\$406,992 Department of Local Affairs (DOLA)	\$0	\$406,992 (\$343,000 from American Rescue Plan – Revenue Replacement)	Goal 2.2	Year-Round Business
Elberta Ave West Sidewalks I-70 to 1st Street	Construct sidewalks from the exit ramp at I-70 to 1st Street on the west side of Elberta.	Capital Projects Fund	\$1.1 Million Colorado Department of Transportation (CDOT)	\$300,000	\$1.4 Million	Goal 5.1 Goal 5.3	Small-town charm
TAP Sidewalk Construction Highway 6	CDOT is working with the Town on expanding this project from the original request to include repairs of intersections.	Capital Projects Fund	\$800,000 CDOT Transportation Alternatives Program (TAP)	\$200,000	\$1 Million	Goal 5.1 Goal 5.3	Small-town charm
Large Capital Improvement Projects with only Tax Revenue Funding							
Remodel the Old Gymnasium	The gym was saved from demolition of the Old High School. A new exterior wall with two exterior staircases to be constructed to provide access to an existing balcony with bleachers.	Capital Projects Fund	\$0	\$358,000	\$358,000	Goal 2.3	Small-town charm
Riverbend Park Restroom Construction	This project will raze the old restroom facilities and build new restroom facilities at Riverbend Park.	General Fund/ Parks	100% Tax Revenue	\$150,000	\$150,000	Goal 4.1 Goal 4.2	Small-town charm
Fire Authority	Work together with Clifton Fire District, Palisade Rural Fire, and Palisade Fire to create a fire authority.	General Fund	Possible grants	\$50,000	\$50,000	Goal 3.1	Year-Round Business

Figure 6.1: Projects List Table

Project Title	Project Description	Fund / Department	Grant Revenue	Palisade Funding	Expected Cost (2022 Dollars)	Related Game Plan Goal	Value Reference
Infrastructure Improvement Projects - User Fee Funding – Water & Sewer							
Water Meter Upgrade	Upgrade water meters in Town Phased over 5– years. Total project cost is estimated at \$250,000	Water Fund	Not Applicable	100% User Fees	\$50,000	Goal 3.3	Year-Round Business
Raw 960 Water Line Upgrade	This project will improve the spring water collection infrastructure by replacing the current 4” pipe with 12” pipe.	Water Fund	Not Applicable	100% User Fees	\$30,000	Goal 3.3	Year-Round Business
Water and Sewer Fees	As part of the sewer transfer project and update water infrastructure, this is a water & sewer fee study	Water and Sewer Fund	Not Applicable	Possible grant – user fees	\$50,000	Goal 3.3	Year-Round Business
Small Projects with Grant & Tax Funding							
Boat Ramp Riverbend Park	Improvements to boat ramp – Harky’s Landing	General Fund/ Parks	Not Applicable	100% Tax Revenue	\$25,000	Goal 4.2	Small town charm
Non-Native Tree Removal on Riverbank	This is the partial removal of Russian Olive and Tamarisk on the banks of Riverbend Park to increase access to the river and a healthy riverbank.	General Fund/ Parks	Not Applicable	100% Tax Revenue	\$15,000	Goal 3.1	Small town charm Agricultural
Tree Planting at Riverbend	This is to plant trees in Riverbend Park.	General Fund/ Parks	Not Applicable	100% Tax Revenue	\$20,000	Goal 4.2	Small town charm
Veteran’s Park Playground	To replace the current playground equipment at Veteran’s Memorial park with new equipment that will have a fruit and vegetable theme.	General Fund/ Parks	Not Applicable	\$25,000 Tax Revenue and \$50,000 Lottery Funds	\$75,000	Goal 4.2	Small town charm
Land Use Code Revision	Update the municipal land use code to integrate with the new comprehensive plan.	General Fund & DOLA grant	Not Applicable	50% tax \$20,000 and 50% grant \$20,000	\$40,000	Goal 2.1	Agriculture Low-density residential Year-round business Small town charm





Project Title	Project Description	Fund / Department	Grant Revenue	Palisade Funding	Expected Cost (2022 Dollars)	Related Game Plan Goal	Value Reference
Town Hosted or Sponsored Social Events							
Town Ice Cream Social	Palisade hosts the Peachfest Ice Cream Social to bring citizens together and enjoy some music, ice cream and peaches.	General Fund / Recreation	Not Applicable	100% Tax Revenue	\$5,000	Goal 2.3 Goal 4.2	Small town charm
Olde Fashioned Christmas	Palisade supports the Palisade Chamber of Commerce's Olde Fashioned Christmas by buying the labor to place lights and decorations.	General Fund / Recreation	Not Applicable	100% Tax Revenue	\$4,000	Goal 2.3 Goal 4.2	Small town charm
Winefest	Palisade supports Winefest by providing police services and a reduction in park rental fees.	General Fund / Recreation	Not Applicable	100% Tax Revenue	\$5,000	Goal 2.3 Goal 4.2	Small town charm Agriculture
Peachfest	Palisade supports Peachfest by providing police services and a reduction in park rental fees.	General Fund / Recreation	Not Applicable	100% Tax Revenue	\$5,000	Goal 2.3 Goal 4.2	Small town charm Agriculture
4th of July Parade	Palisade hosts a 4th of July Parade. It provides labor to traffic control, equipment for the parade, and supplies for the event.	General Fund / Recreation	Not Applicable	100% Tax Revenue	\$3,000	Goal 2.3 Goal 4.2	Small town charm
Trick or Treat Street	Palisade hosts a family-friendly Halloween event for the residents of the town. Kids can come to the center of town and trick or treat in a safe atmosphere.	General Fund / Recreation	Not Applicable	100% Tax Revenue	\$1,000	Goal 2.3 Goal 4.2	Small town charm
Sunday/ Harvest Market	Palisade hosts a farmer's market throughout the summer and fall. This is for supplies and advertising associated with the event and does not include expenditures for labor and benefits.	General Fund / Recreation	Not Applicable	100% Tax Revenue	\$25,000	Goal 2.3 Goal 4.2	Small town charm Agriculture

Project Title	Project Description	Fund / Department	Grant Revenue	Palisade Funding	Expected Cost (2022 Dollars)	Related Game Plan Goal	Value Reference
Fiscal Year 2023 to 2030 Projects							
Sewer Treatment Consolidation to Clifton Sanitation District	This project will decommission the Town's sewer treatment facilities and route sewage to the Clifton Sanitation District for processing.	Utilities Fund/ Treatment	Not Applicable	USDA Grant & Loan	Estimated \$18 Million	Goal 3.3	Year-round business Sustainable Economy Low Density Residential
Veteran's Park Memorial Stage	Create an intimate venue at Veteran's Memorial Park to host small events and performances aimed as serving locals.	General Fund / Parks	Not Applicable	100% Tax Revenue	\$350,000	Goal 2.3	Small town charm
Water Distribution Infrastructure	Increase transmission lines in sections of town to improve water service.	Water Fund	Not Applicable	100% User Fees	Un-determined	Goal 3.3	Year-round business Low Density Residential
Wine Valley Road Improvement	Make road improvements to G 7/10 Road to 37 8/10 Road to support increased traffic counts and projections.	General Fund / Streets	Not Applicable	100% Tax Revenue	Estimate \$3 Million	Goal 5.3	Year-round business Small town charm Agriculture Seasonal Tourism
Veteran's Park Restroom	Replace the restrooms at Veteran's Park COMPLETED in Fall 2022	General Fund / Parks	Not Applicable	100% Tax Revenue	\$150,000	Goal 2.3	Small town charm
Bridge over canal on Elberta Ave	Replace the existing bridge over the canal to accommodate increased traffic and add sidewalks. Completed as part of the Elberta Sidewalk Project 2023				Un-determined	Goal 5.1 Goal 5.3	Small town charm





# Future Projects for Infrastructure Planning 2023 –2030

Palisade is continually planning for the future of the community. Below is a list of projects being proposed for the next 5 to 10 years.

## TRANSPORTATION INFRASTRUCTURE:

- 1. Transportation Alternatives Program (TAP) funding for sidewalk enhancements
- 2. Elberta Avenue Improvements
- 3. 5th Street
- 4. Kluge Avenue
- 5. Peach Avenue
- 6. Wine Valley Road

## PUBLIC SAFETY INFRASTRUCTURE:

- 1. Fire Authority
- 2. Police Staffing

## COMMUNITY FACILITIES INFRASTRUCTURE

- 1. Consolidate Town Staff into one place and relocate Town Hall
- 2. Stage in place of ADA ramp at Veterans Park
- 3. Veterans Park Community Center Remodel
- 4. Swimming Pool - new pump/filter/pool, “Rec” Center - Indoor/Outdoor Pool - \$8-10 Million for a Great Outdoors Colorado grant

## COMMUNICATION INFRASTRUCTURE

- 1. Broadband Infrastructure

## ECONOMIC DEVELOPMENT INFRASTRUCTURE

- 1. Bluegrass Festival
- 2. Sunday Market
- 3. Support to Private Events:
  - Peachfest
  - Winefest
  - Lavender Fest
  - Bee Festival
- 4. Change fees to offset the cost of Public Safety

## PARK INFRASTRUCTURE

- 1. Riverbend - new boat ramp
- 2. Riverbend - new restrooms
- 3. Riverbend - irrigation
- 4. Veterans Park - tree planting
- 5. New Playgrounds
- 6. Peachbowl - Master Planning - GOCO
- 7. Park workout equipment
- 8. Small Dog Park
- 9. Swim Beach at Riverbend

## SEWER INFRASTRUCTURE

- 1. Sewer to Clifton
- 2. Pretreatment Plan





# WATER INFRASTRUCTURE

- 1. Repay Water Treatment Plant Loan
- 2. New Water Meters
- 3. Improve springs in watershed
- 4. Improve fire mitigation



# Goals, Strategies, and Actions

## Goal 6.1: Enhance community connection between the Palisade government and the residents of the community.

Strategy 6.1A: Develop an engagement system with community organizations. Consider applying for grants as needed and available for implementation.

- Action 6.1A.1: Foster relationships and trust between Palisade, its partners, and the community by doing what is recommended through community engagement activities.

Strategy 6.1B: Continue hosting community dialogue and educational opportunities for the residents of Palisade to learn about municipal government functions, project prioritization, and budgeting as staff time allows. Provide opportunities for conversation and collaboration through this process. These events focus on increasing public information for Palisade projects, decision-making, and building relationships with community leaders.

- Action 6.1B.1: Consider putting all the accomplishments of what Palisade has done to date and what projects are in process on the Palisade website.

Strategy 6.1C: Seek feedback and input from community members using a community engagement survey. The survey should ask similar questions to gauge and measure community sentiment, desires, and changing priorities over time.

- Action 6.1C.1: Create standardized means to gather and evaluate community input and dialogue.

Strategy 6.1D: Utilize existing advisory boards to engage more residents in the governance of Palisade and assist in implementing the Goals of this Game Plan.

- Action 6.1D.1: Identify gaps between current community organizations, boards, or committees and community priorities and enlist interested community members to guide the vision and strategy of those priorities.
- Action 6.1D.2: Board of Trustees should reaffirm their desire to collaborate with these organizations annually by adopting a Resolution identifying liaisons and establishing Palisade’s committees and boards.





## Future Populations Projections

The Colorado State Demographer’s Office population projections were utilized as a starting point for future population growth. Population forecasts are only available at the state and county levels. However, the Colorado State Demographer’s Office will work with individual municipalities to fashion a forecast particular to their circumstances, which is how the population projects were created for the 2022 Game Plan. According to the Colorado State Demographer’s Office, since 2000, the population growth rate in Palisade has tended to be below the growth rate in Mesa County. Since 2000, the share of growth in Mesa County within Palisade has ranged from a high of 1.8% in the year 2000 to less than zero in recent years. Since 2000, excluding outliers, the growth rate in Palisade has averaged 0.1%. Assuming a 0.1% growth rate within Palisade, population projections are outlined below:

### FUTURE POPULATION PROJECTIONS

Year	Population Projection	Population Change Year Over Year	Cumulative Change
2020	2,562*		
2025	2,586	+24	+24
2030	2,600	+14	+38
2040	2,628	+28	+66
2045	2,639	+11	+77
2050	2,648	+9	+86

*\*Population estimate based on 2020 Census*

Figure 7.1: Future Population Projections Table



Population projections forecast a population to slowly increase for Palisade, with 2050 seeing a projected population count of 2,648 people. For reference, the current population in Palisade for the 2020 Census was 2,562, meaning a population increase of approximately 86 people.

The factors which are anticipated to support growth projections provided by the State Demographer Office are:

- Limited community desire for high-density residential development;
- The desire to preserve the working agricultural lands; and
- The increase in second home ownership coupled with a sharp increase in housing costs makes homes in Palisade unattainable for the local workforce.

## Anticipated Needs

Anticipated needs look at the gap between what is presently in Palisade and what it could be in the future. These needs can be felt by an individual, a group, or an entire community. Below is a look at the future needs identified as part of the community engagement process, including input from Palisade’s staff.

## EDUCATION

As stated in Chapter 1: Community Character and Inventory Report, Palisade has one high school, Palisade High School. It also has one elementary school, Taylor Elementary. Mount Garfield Middle School is located on the border of Clifton and Palisade. The population in Palisade has declined since the 2010 Census, the household size is smaller than in surrounding communities, and the population is getting older, which could impact the educational and facility needs in the future, which could impact the size of the schools and the amount of land necessary for educational purposes. Therefore, Palisade should coordinate with the school district and participate in any future needs assessment conducted by the school district.



## EMERGENCY SERVICES

As stated in Chapter 1: Community Character and Inventory Report, Palisade Fire and Emergency Medical Services is currently a department with six full-time paid staff members which were authorized in the 2023 budget, four part-time staff members, and 13 volunteers. To respond to the 355 square miles of the district from Beaver Tail Tunnel to 39 Road, which is adjacent to Clifton Fire Protection District boundaries. In the 2022 Budget for Palisade, \$55,000 was allocated to create a fire authority for Palisade Fire, Clifton Fire, and Palisade Rural Fire. A fire authority could provide a mechanism to create greater buying power and the ability to generate more funding opportunities to enhance the services for Palisade.



Special events and festivals are excellent tourism-generating opportunities for Palisade, but they strain the local police and other emergency services. Palisade recognizes this strain and analyzes hard and soft costs for special events and festivals to determine the overall costs. The recommendation has been added to implement the findings of the analysis in the Goals, Strategies, and Actions section at the end of the chapter.



**UTILITIES**

Palisade requires developers to make improvements to infrastructure, including, enhancing the road conditions, replacing old water and/or wastewater pipes, installing sidewalks, adding additional landscaping, and increasing the number of public parking spaces. Holding developers accountable during the development review process for community improvements removes some of the financial burdens for Palisade.

Palisade coordinates infrastructure projects with CDOT, Xcel, and other utility providers and agencies to ensure coordinated projects to reduce costs and minimize the replacement of brand-new installations. See the capital improvements list and map of infrastructure needs in Chapter 6: Capital Projects. Palisade keeps these documents updated annually and coordinates with other agencies at least on an annual basis, if not more frequently.

**WATER AND WASTEWATER**

Palisade currently supplies safe and reliable drinking water and wastewater services to residents and businesses. Palisade is currently reviewing water consumption and future water availability to ensure water supplies meet future demand for Palisade and the surrounding community.



**ALTERNATIVE ENERGY**

The Palisade Land Development Code allows for solar arrays and panels as an alternative energy source. The community has a limited number of solar installations to date. Encouraging new solar panel installation, solar panels on existing buildings, and being supportive of retrofitting older buildings with electricity rather than gas should be considered.

It is not anticipated wind energy will be part of an alternative energy plan for Palisade due to the amount of land mass required to make it a viable option.



**POWER**

Power in Palisade is provided by Xcel Energy. Infrastructure to support the electric power grid throughout Palisade, including a combination of above ground and underground facilities.



Photo Courtesy: Adobe Stock



**BROADBAND**

The year 2020 saw a rise in broadband users due to the pandemic and stay-at-home orders. Companies and government organizations continue to host meetings and operate in a virtual environment in the post-pandemic world. Furthermore, Palisade is a desirable location that has attracted more remote workers who can afford the cost of living. Broadband access creates diversity in the workforce because people can choose where they live based on broadband access rather than the physical location of their workplace. According to the 2020 ACS, approximately 83% of Palisade households have broadband access, compared to 89.6% in the state of Colorado and 85.2% in the United States. Increased broadband access will increase Palisade’s ability to diversify its educational and business opportunities. The recommendation of increasing access to broadband has been added to the Goals, Strategies, and Actions at the end of the Chapter 2: Land Use.

To increase residents’ access to broadband, Palisade is installing the Middle Mile to a Carrier-Neutral Location (CNL) from 2023 to 2024. A CNL is simply a rack space in any location that is not owned and operated by a service provider. A CNL is where Middle Mile will terminate their services from the outside world and where Last Mile service providers originate services to the homes and businesses of Palisade, where Palisade has given the opportunity for a private broadband company to build the last mile of infrastructure.

**BROADBAND ACCESS**

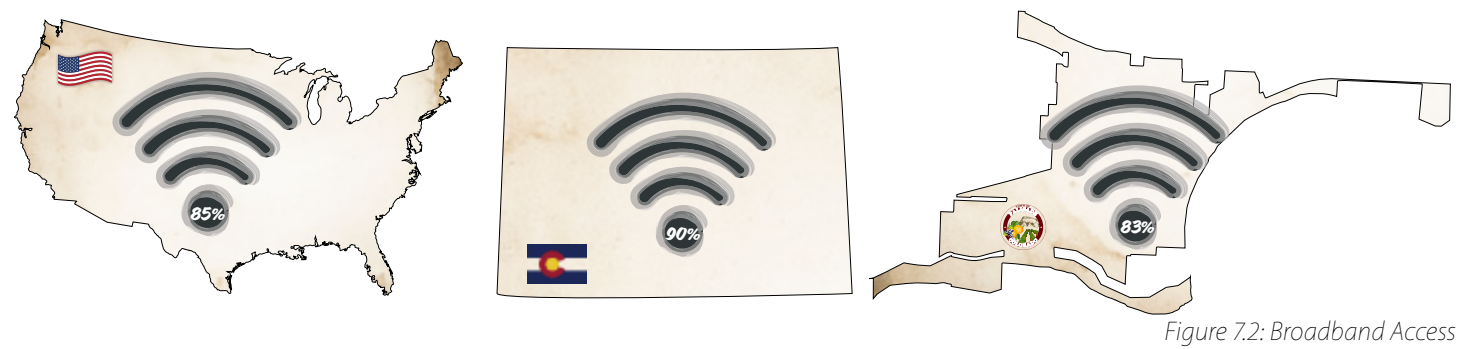


Figure 7.2: Broadband Access



# Community Engagement Report

## Introduction and Purpose

Community engagement is crucial to any visionary community document, such as the Palisade Game Plan (“Game Plan”). The Community Engagement Report summarizes the methods deployed to gather community input to create a plan that reflects the community’s desires.

The overall purpose of the community engagement process was to collaborate with the community to reflect the values and desires of what they want in the future. Direct involvement and insight from community members, Palisade officials and staff, community leaders, and business owners were essential to the engagement process. The analysis, goals, strategies, and actions contained within the Game Plan are primarily guided by the input received from local stakeholders and community members.

## Why Do Community Engagement

The Game Plan acts as a roadmap to guide the community’s future, inform policies and decision-making, and even budget for capital projects. In addition, it helps to create a unified vision to identify the community’s needs, concerns, and future land uses. Therefore, getting input from the community is necessary to have a plan that most accurately shapes the community’s future.

Hearing from the community and incorporating their comments increases the likelihood that the goals, strategies, and actions outlined in the Game Plan will be more widely accepted, and residents are more likely to help implement the projects outlined in Chapter 6 of the Game Plan. Also, the more people who know what is going on and are willing to work toward a common goal, strategy, and action, the more likely Palisade will succeed in reaching the goals, strategies, and actions of the Game Plan.





# Community Engagement Objectives

The objective of the community engagement process was to identify and prioritize the differing values and priorities among community members. The information was then analyzed to create a Game Plan reflecting the priorities of those providing the input.

The goals outlined for the community engagement process included:

1. Interactive: Information is accessible, easily found, understandable, and digestible while using simple language—no planning jargon.
2. Storytelling: The brand is friendly, graphic-heavy, and incorporates a broad range of tools for storytelling, including internal and external photos and video.
3. Integrated Social Media: Utilize the existing social media channels in the Town. Obtain all social media channel possibilities, both formal and informal, from the Town. Create a hashtag in the branding for the project. Ideally, there is at least a weekly social media post.
4. Current Information: Information on the website is easy to update, shows a clear progression of the project, and provides information on how to get involved in person or online. The website will be organized and easy to navigate.
5. Bi-Lingual: All community engagement materials will be translated into Spanish. The website will have Google Translate for multiple languages.

Town staff and the consultant identified the various audiences that they wished to engage as the following:

- Homeowners
- Renters
- Seasonal people
- Second homeowners
- Economic Development organizations
- Special Districts or utility providers
- Mesa County

- Board of Trustees
- Planning Commissioners
- Large businesses (vineyards, wineries, ag. production)
- Small businesses
- Special event organizations
- Special interest groups (rafters, bikers, runners, disc golf community, outfitters, etc.)

## Community Engagement Activities and Values

Palisade staff and the consultant team created opportunities for community members to discuss their concerns and provide ideas for the Game Plan. To make the community engagement activity entertaining, a game was created for people to choose between what they valued most in Palisade. The values proposed were opposing each other, so the participants had to choose what mattered most to them.

The poker chip game asked people to put poker chips in jars that included these competing values. First, each participant was given four gray chips worth one point and one green chip worth five points. Next, the participants were asked to choose which value was most important to them. The instructions were as follows:

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





**Value Explanations**

When the values were explained at the in-person community events, the following explanations were used:

**Agriculture:** Agriculture means the desire to preserve the existing agricultural lands within Palisade’s boundaries.

**Viewshed:** Viewshed means having unobstructed views of the bluffs and mesas surrounding Palisade while standing within the boundaries of Palisade.

**Affordable Housing:** Affordable housing means housing types are financially attainable for Palisade residents now and into the future.

**Low-Density Residential:** Low-density residential generally refers to single-family detached homes or duplex homes where two single-family homes are attached to one another.

**Year-Round Business:** Year-round businesses means businesses are open beyond the tourist season and able to support the needs of locals throughout the year.

**Seasonal Tourism:** Seasonal tourism means creating events and building facilities which support the seasonal tourism economy.

**Small Town Charm:** Small town charm means neighbors know neighbors and neighbors helping neighbors. This also means limiting national chain businesses while incentivizing small, locally-owned businesses.



**Sustainable Economy:** Sustainable economy means developing a local economy based on manufacturing and retail to a level adequate to support the community’s needs and services. This concept may require allowing national businesses or franchises to locate within Palisade or reduce the communities’ reliance on tourism and special events.

Several key values surfaced in speaking with the community. The values exercise using the poker chips and values identified the most desired values were as follows:

- Preserving agriculture over the viewshed,
- Having low-density residential over affordable housing,
- Supporting year-round businesses over seasonal tourism,
- Conserve small-town charm over a sustainable economy.

The Game Plan was built around these community values through the information gleaned from the community engagement process.

The in-person and online input opportunities are outlined below.

***Sunday Farmers Market***

Palisade is home to the award-winning Sunday Farmers Market, so Palisade staff and the consultant set up a booth at the Farmers Market to gather input on the values of the community on June 12, 2022. The Farmers Market was the first venue for playing the values game with poker chips. Based on the chip count, 91 people participated in the values game.

***Spoke and Vine Locals Night***

Palisade staff and the consultant set up the values game on Monday locals’ night on August 8, 2022. The locals’ night brings in people from the community for a leisurely bike ride around the community, with a rotating food truck providing refreshments after the ride. The Spoke and Vine Locals Night was the second time the values game with poker chips was played. Based on the chip count, 28 people participated in the values game.

***Slice O Life Bakery Locals Morning***

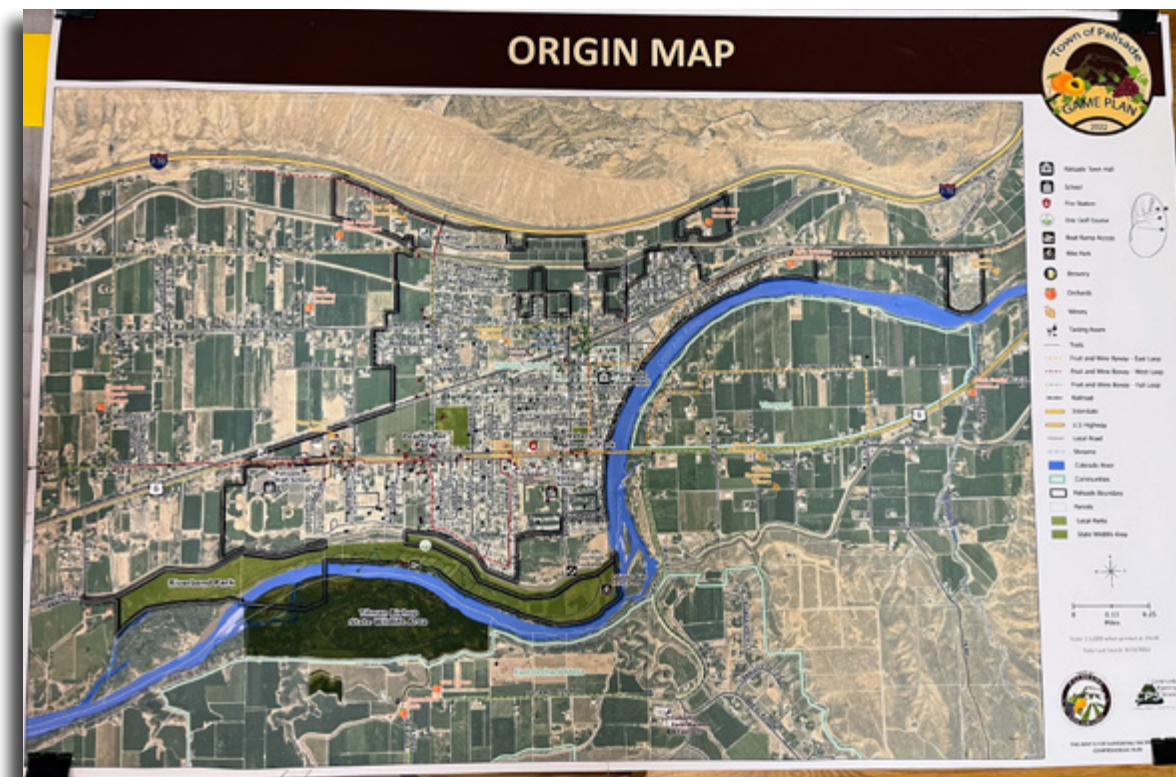
The Slice O Life Bakery early on Tuesday mornings is where the locals gather around baked goods and coffee. Palisade staff and the consultant set up the values game on the outside patio table of the restaurant on August 9, 2022. Seven people participated in the values game based on the chip count, but other conversations were had with the community during the Tuesday morning event.



***Joint Open House with the Colorado Department of Transportation***

Palisade continues improving the HWY 6 corridor in collaboration with the Colorado Department of Transportation (CDOT). An open house was held with CDOT on August 25, 2022, with Palisade staff and the consultant. The focus of this open house was Chapter 5: Multimodal Connections and the goals, strategies, and actions developed for future multimodal transportation needs.

Each participant was asked to place a black pin where they lived, a green pin for their destination, and a red pin where they had issues within the transportation network. The exercise informed where the pain points in the transportation network were occurring. Participants could also provide additional information through post-it notes on the maps.



## Door Hangers

Palisade staff put door hangers on residences throughout Palisade. The door hangers included information on the Game Plan and a QR Code for people to access the website. If people could not access the website due to technological challenges, people stopped into Town Hall and requested more information. This low-tech, high-touch, in-person approach reached over 800 community members and increased participation in the Game Plan!

## ***Project Website***

A project website was created to host information and updates about the Game Plan. The website pages consisted of the following elements:

- Welcome
  - Project History
  - Why is the 2022 Game Plan Important
  - Why Does the 2022 Game Plan Matter to You?
- Get Involved
  - Link to social media channels
  - Calendar - opportunities for engagement
  - Project Timeline - where is the project at?
  - Forums for public comments, ideas, and stories
  - Glossary of Terms for defining planning jargon
  - Frequently Asked Questions
- Library
  - Steering Committee Memos and Attachments
- About Us
- Contact Us

## Community Engagement Website

Once the final draft of the Game Plan was ready for review, an online community engagement platform that allowed feedback on the text and maps was created through the company Konveio. The website allowed participants to place pins where they had comments. Each person that provided an email throughout the duration of the project was sent an email alerting them that the Game Plan was ready for review.

A total number of 680 comments were received as part of these engagement activities. All the comments received on the community engagement website and community forum are included as an attachment to the Game Plan.



# Community Engagement Challenges

There are always challenges when asking the community for input. For most of the community engagement, Palisade staff and the consultant still needed to gather the names of those that participated. However, when the final draft was published, people were required to register and provide an email address to make comments, which some chose not to do. By intentionally doing both in-person and online community engagement, anonymous and requiring names, the project team believes that ample opportunities were provided for comments on the Game Plan.

## Conclusion

The community conversation continues after the adoption of the Game Plan; the adoption is only the beginning. The document should be used as a basis for development and infrastructure decisions by both public and private entities. Revisions to the Land Development Code, standards, and policies may be necessary to achieve the visions in the Game Plan.









Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
1	3	<p>Are these working driving away from Palisade or into Palisade for work?</p> <p>If 76% of our workers are driving into town doesn't this make the case for higher density less costly housing withing walking distance of our businesses?</p> <p>If 76% of our workers are driving OUT of down in order to find work what are the plans for creating more opportunities for us to live and work in the same place?</p>	Question	smatchetty	1. Community...	Document	1 month 1 week ago	Added to the document that 567 people live outside of Palisade but work there, 816 live in the selected area and are employed outside, 74 employed and live in Palisade.
2	4	How many residents actually responded ot the Values game? I'm just curious if you know you have a good sample size?		smatchetty	1. Community...	Document	1 month 1 week ago	This is addressed in the community engagement report.
3	5	<p>I love walkable streets with few cars and a diverse community. Higher density, housing within walking distance of downtown helps protect this. Lower density residential means either our businesses won't grow becuae there won't be enough shoppers, or if they do manage to grow regardless it means lots of cars all the time.</p> <p>If we want to maintain and build our community feeling we need to actually have community. If we push all the new building out of town to larger lots we are building suburbs.</p>		smatchetty	1. Community...	Document	1 month 1 week ago	The comment was noted. The Game Plan was vetted by Town staff with their recommendations on density.
4	11	seven paid staff members, four part-time staff members and 8 volunteers members		ckbalke	1. Community...	Document	6 days 21 hours ago	Updated the information on the Fire Department.
5	12	Grand Junction Fire Department		ckbalke	1. Community...	Document	6 days 21 hours ago	Updated the information on the Fire Department.
6	13	<p>How does this follow the paragraph from the previous page? Or precede the next paragraph?</p> <p>What harvest is this referring to? Does this paragraph belong in a different place?</p>	Suggestion	Underdog	1. Community...	Document	3 days 13 hours ago	Paragraph updated to reflect the suggestion.
7	14	New paragraph	Suggestion	Underdog	1. Community...	Document	3 days 13 hours ago	A new paragraph was created.
8	15	The way this is written, it claims that July in Palisade lasts 53 days.	Suggestion	Underdog	1. Community...	Document	3 days 13 hours ago	Updated the sentence to be clear about how many days are in July .
9	16	Which community meetings?	Suggestion	Underdog	1. Community...	Document	3 days 13 hours ago	Updated to say the community meetings are discussed in the Community Engagement Plan in the Appendix of the Game Plan.



Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
10	17	This needs punctuation and a conjunction: "...physical aspects of Palisade, AND the small town feel--neighbors know neighbors..."	Suggestion	Underdog	1. Community...	Document	3 days 13 hours ago	Updated the sentence per the suggestion.
11	18	Is this supposed to be "seasonal tourism"?	Suggestion	Underdog	1. Community...	Document	3 days 13 hours ago	Changed season to seasonal.
12	19	I don't understand how this is written. Are conservation of small town charm and a sustainable economy mutually exclusive?  Also, I don't understand how agriculture negatively affects the viewshed. ??		Underdog	1. Community...	Document	3 days 13 hours ago	The difference was explained in the previous paragraph in Chapter 1. The values exercise and matrix is further explained in the Community Engagement Report in the Appendix of the Game Plan.
13	20	How can the Game Plan be built around itself?	Suggestion	Underdog	1. Community...	Document	3 days 12 hours ago	The sentence was updated to clarify how the Game Plan was created.
14	22	Could the punctuation in this sentence be corrected? Suggestion: "The latest data for communities the size of Palisade comes from the American Community Survey 5-Year Estimate ("ACS") dated from 2016 to 2020, which was released by the Census Bureau in March of 2022."		Underdog	1. Community...	Document	3 days 12 hours ago	The sentence was updated with the suggestion.
15	23	dates		Underdog	1. Community...	Document	3 days 12 hours ago	The letter "s" was added to the word "date."
16	26	Is it possible to reword this paragraph for clarity? Suggestion: "In 2019, the ACS showed the median age of all Palisade residents to be 38.8. Native-born citizens with a median age of 38, and foreign-born citizens with a median age of 48. The 2020 ACS data shows the median age of all Palisade residents rising to 44.3. In contrast, Mesa County shows a median age of 39.9, according to the 2019 ACS, and 40.0 in 2020."	Suggestion	Underdog	1. Community...	Document	2 days 16 hours ago	Updated the paragraph for clarity.
17	27	Much of this paragraph reads as speculation. Does it belong in this document? Or could it be rewritten more clearly to reflect what you are trying to convey?	Suggestion	Underdog	1. Community...	Document	1 day 20 hours ago	Rewrote sections of the paragraph for clarity.
18	29	Approximately 21.2% of residents are under 18 years old, with 78.8% over 18.	Suggestion	Underdog	1. Community...	Document	1 day 20 hours ago	Updated sentence with the suggestion.
19	30	delete this "and"	Suggestion	Underdog	1. Community...	Document	1 day 20 hours ago	Deleted the word "and"



Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
20	31	Suggested rewrite: "Of the 1,185 occupied units, 353 are owned or rented by a married couple and 639 of them are occupied by adults with children. The average number of people in a housing unit in Palisade is 2.21, and the average size of a household with children is 3.19 people. Most households in Palisade are occupied by one to two people, accounting for 925 of Palisade's citizens. The stakeholders felt that Palisade is a family community and the data reveals that to be true."	Suggestion	Underdog	1. Community...	Document	1 day 19 hours ago	Partially updated the section with the suggestion.
21	32	Suggestion: In 2019, the median property value in Palisade was \$177,100, 26.36% lower than the national average of \$240,500. Between 2018 and 2019, the medial property value actually decreased 3.17%, from \$182,900 to \$177,100. However, the numbers above, which are based on the assessed value of homes, do not reflect their current market value, which has increased considerably over the past 2-3 years. The increases in market values and demand have made Palisade real estate less affordable to new home buyers.	Suggestion	Underdog	1. Community...	Document	1 day 18 hours ago	The suggested update wasn't included because the data numbers are different, and the previous paragraph started with a preposition sentence at the commenter's suggestion.
22	33	Suggestion: According to the 2020 ACS, the median gross rent in Palisade was \$814 per month. Seventy-seven percent of residents renting their homes paying between \$500 and \$900 a month, 20.2% between \$1,000 and \$1,499 a month, 1.2% between \$1,500 and \$1,999, and 1.7% paying \$2,000 or more in rent.  I suggest past tense because this was from 2020. It originally was written...and 1.7% pay \$3,000 or more in rent. Is this supposed to be \$2,000 or more? There was a gap between "\$1,500 to \$1,999" and "\$3,000."	Suggestion	Underdog	1. Community...	Document	1 day 18 hours ago	The verb tense was changed, and a sentence was added about data available for the price range for rents from \$2,000 to \$2,900.
23	34	Suggestion: In 2019, the homeownership rate in Palisade was 59%. In 2020, the homeownership rate jumped to 65.3%, slightly lower than the 2020 national average of 66.2%	Suggestion	Underdog	1. Community...	Document	1 day 18 hours ago	The sentence was left as written since the paragraph after this one also starts with a prepositional phrase.
24	35	Suggestion: In 2019, 59% of the housing units in Palisade were occupied by their owner, up from 56.3% the previous year. This percentage of owner-occupation is lower than the national average of 64.1%. ***The last sentence in this paragraph needs serious editing. I would simply leave it out. As a homeowner in Palisade, I resent being called "vacant."	Suggestion	Underdog	1. Community...	Document	1 day 18 hours ago	The sentence was edited to remove the word "vacant."



Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
25	36	A 0.187% change might not be worth mentioning, unless pointing out there was little change between 2018 and 2019.  Suggestion: In 2020, the median annual household income in Palisade was \$34,115, compared to \$57,157 in Mesa County and \$65,521 nationally. According to the 2020 Census, the Palisade median household income declined 1.91% from \$34,779 in 2019 to \$34,115 in 2020.	Suggestion	Underdog	1. Community...	Document	1 day 18 hours ago	The data was left as is in this section.
26	37	Needs comma after 70.3%. Or simply delete 'most residents in Palisade,'	Suggestion	Underdog	1. Community...	Document	1 day 17 hours ago	A comma was added after 70.3%
27	38	Need to be separate sentences. Suggestion. The next highest was construction with 180 people. Arts, entertainment, recreation, accommodation, and food services employed 163 people in Palisade, The last industry employing greater than 100 people was retail with 110.	Suggestion	Underdog	1. Community...	Document	1 day 17 hours ago	Updated the section to create two sentences.
28	39	Suggestion: In 2020, Palisade residents commuted an average of 32.5 minutes to their workplace, with 9.55% of the workforce having "super-commutes" over 90 minutes. These times are greater than 18.9 minutes in Mesa County, as a whole, and the national average of 25.8 minutes.	Suggestion	Underdog	1. Community...	Document	1 day 17 hours ago	The section was updated, but the sentence was not started with preposition.
29	40	Correction/suggestion/question:  Suggestion: Of Palisade workers, 76.4% drove alone, 8.22 carpooled, and 5.07% walked to work.  Did the other 10.31% bike?		Underdog	1. Community...	Document	1 day 17 hours ago	The data was updated based on those that bike and work from home.
30	41	Some that may have their own means of transportation may opt to use public transit, as well. "Eventually" does not belong. This implies those using public transit eventually go to the rest of the valley after reaching services or their jobs.  Suggestion: The Palisade route that connects to Clifton Transfer Station provides a way for the Palisade community to reach services, jobs, and other destinations in the greater valley.	Suggestion	Underdog	1. Community...	Document	1 day 17 hours ago	The sentence was updated as suggested.
31	42	delete "does" and change to ..."and pays for the service connections in Palisade through the general fund."	Suggestion	Underdog	1. Community...	Document	1 day 17 hours ago	The sentence was updated as suggested.



Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
32	43	edit Suggestion: ...42.8%, followed by those 18 to 64 years old at 22.6%, and 5.7% of residents aged 65 and older living below the poverty line.	Suggestion	Underdog	1. Community...	Document	1 day 17 hours ago	The sentence was updated as suggested.
33	44	safety vs well-being	Suggestion	Underdog	1. Community...	Document	1 day 17 hours ago	Updated the language from "safety" to "Well-being"
34	46	I might delete "in the last four years"	Suggestion	Underdog	1. Community...	Document	1 day 16 hours ago	The phrase "in the last four years" was suggested by Town staff and therefore was left in the document.
35	47	<p>This sentence, instead of standing alone, might follow the sentence above ending in "---especially orchards on the Redlands," on the page above.</p> <p>Suggestion: As a result, approximately half the fruit acreage in the Valley was destroyed -- especially orchards on the Redlands. And, due to the impacts of the 1962-1963 freeze, rail shipments dwindled and soon refrigerated semi-trucks largely replaced railroad shipments for fruit. (end paragraph). (new paragraph)</p> <p>Currently, over 40 varieties of peaches are grown in Palisade, available locally from late June through September. Though only 50% of what it was in the 1950s, the Palisade peach harvest remains a strong economic factor in the Grand Valley.</p>	Suggestion	Underdog	1. Community...	Document	1 day 11 hours ago	The section was updated partially using the suggested language.
36	54	Suggestion: The average temperature hovers around 90 degrees for approximately 53 days in the summer months, ranking it as one of the hottest places in Colorado.	Suggestion	Underdog	1. Community...	Document	1 day 20 min ago	The section was updated based on the suggestion.
37	24	Limit development. No more subdivisions. The new health clinic design is beautiful and a positive for community. Zone the agriculture ground at Elberta and Highway 6 for perpetual ag ground. This parcel a keystone to community character. Need a sidewalk from high school to Meadery-now!!	Suggestion	Drmetzler54	2. Land Use...	Document	3 days 2 hours ago	The Game Plan recommends lower-density development. The comment on the health clinic is noted. The Game Plan does not change the zoning of properties. However, the Future Land Use Map recommends the parcel at Elberta and HWY 6 for mixed-use. The sidewalk will be included in the HWY 6 improvements.



Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
38	7	I am strongly opposed to changing the zone of my property from mixed use to single family residential		afoxlocks	2.5 Maps for...	Document	3 weeks 3 days ago	The parcel is not being rezoned, but the Future Land Use Map was changed from residential to mixed-use.
39	8	I am strongly opposed to my property zoning being changed from mixed use to single family.		afoxlocks	2.5 Maps for...	Document	3 weeks 3 days ago	The parcel is not being rezoned, but the Future Land Use Map was changed from residential to mixed-use.
40	9	Downtown circle should be enlarged to include Memorial Park, fire station/town hall and stretch all the way to hwy 6		afoxlocks	2.5 Maps for...	Document	3 weeks 3 days ago	Per the recommendation of Town staff, the downtown circle will not be enlarged. The downtown circle is a graphic representation to see the detail of the area, and it is not a designation in the Game Plan.
41	10	zoning should remain mixed use		afoxlocks	2.5 Maps for...	Document	3 weeks 3 days ago	The parcel is not being rezoned, but the Future Land Use Map was changed from residential to mixed-use.
42	25	There is potential for fire along the river bank. For instance, the bank below Rio Vista Mobile Home Park. How will the Palisade Fire Department put out the fire?	Question	Bill	3. Community...	Document	2 days 20 hours ago	Addressed by adding a sentence that Palisade Fire Department will provide emergency response to any fire along the Colorado River within their service area. For a more detailed response, the commenter should reach out to the Palisade Fire Department directly.
43	48	I would like to see more hiking and biking trails built that were a bit more moderate. There's a big difference between Riverbend and the Palisade rim/Mt. Garfield. Maybe in the Horse Mountain area. The Fruit and Wine byway is not safe for cyclists and a bike lane would be very beneficial to our economy and enjoyed by locals.	Suggestion	JodyCorey	4. Recreation...	Document	1 day 1 hour ago	Addressed by adding "moderate hiking trails" to the future recreation amenities section.
44	49	Please work towards connecting Riverbend to the Riverfront Trail in Grand Junction.	Suggestion	JodyCorey	4. Recreation...	Document	1 day 1 hour ago	Connecting Riverbend Park to the City of Grand Junction's trails or Mesa County's trails was already mentioned in Chapter 4. It is assumed that this statement is in support of the recommendation.
45	50	I disagree with this comment that tourism leads to low paying jobs. It also creates more local jobs rather than having Palisade residents commute to GJ. I don't believe this sentiment is based on Research.	Suggestion	JodyCorey	4. Recreation...	Document	1 day 1 hour ago	The sentence was updated to state lower-wage jobs based on data from the Bureau of Labor Statistics.



Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
46	51	This section is wildly overstated. Tens of thousands every weekend? Maybe during Peachfest??? Otherwise, this is simply not true! It would be helpful to have real numbers in this report. Also it would be valuable to track how much a typical tourist staying in Palisade contributes to the local economy and how much a tourist staying in GJ contributes. I truly believe that tourists are net positive on the budget and don't use as many services or add to costs as suggested in this piece.	Suggestion	JodyCorey	4. Recreation...	Document	1 day 1 hour ago	The section was updated to soften the language to state that the "visitor population" rather than "swelling to tens of thousands."
47	52	What does affordable commercial spaces mean? What would a program look like?	Question	JodyCorey	4. Recreation...	Document	1 day 1 hour ago	The affordable commercial program was a consideration for Palisade in the future. It is not a formal recommendation of the Game Plan, and it is up to Palisade if this is something they would like to consider in the future.
48	53	Any time you have increased demand without increasing supply, you will have rising home prices.	Suggestion	JodyCorey	4. Recreation...	Document	1 day 1 hour ago	The comment was noted, but nothing was directly changed in the Game Plan based on the comment.
49	6	I would love to see the massively growing dog population increase to be addressed. We do not have animal control and there is an increasing and dangerous problem with dogs here. Not to mention the waste issues. I have neighbors who do not follow the barking regulations and I have recently been woken up by dogs repeatedly. We need animal control.	Suggestion	Christine	6. Appendix –...	Document	3 weeks 4 days ago	The comment has been forwarded to Town staff as it is outside the scope of the Game Plan.
50		Out property is 3857 North River Road- we are a 6 acre organic peach farm operating as Bella Bolettino Organic Farms. Some of your maps identify the property as "Residential" and other maps identify the property as "residential. We are zoned AFT. Not sure if this is important or not but since the maps are not labeled it is difficult to know. Thank you for your work on this project. Cheryl Young, Bella Bolettino Organic Farms.	Direct email through the Konveio website					The property was changed on the Future Land Use Map from "Residential" to "Agri-Tourism."



Comment Number	Comment ID	Comment	Type	User name	Posted in	Content type	Created	How it was addressed
51		Hello, I have studied the Game Plan extensively and feel that you have done an excellent job in preparing this document. I especially want to thank you for the reorganizing of the maps in the last iteration. Your proposals are much clearer to me in this most recent version. I am the owner of the 15.5 acres at 3720 G Road (west of the bank and north of Highway 6). I agree with your proposal to transition our property from CB to a MU zoning. I feel that the MU zoning will be much more appropriate for this property given its location and relationship with adjacent properties. Feel free to contact me if you would like to discuss this further. Thanks, Tim Boyle	Direct email through the Konveio website					CPS appreciates the comment and the support of Mr. Boyle.



Timestamp	Your Name	What interests you the most about the 2022 Game Plan?	What would a perfect day in Palisade look like to you?	How did you hear about the 2022 Game Plan?
5/27/2022 12:15:07	Teresa Conard	I do not want to see rapid growth covering up valuable, historic and scenic farm land.	An ebike ride down by the river without getting run over by cars everywhere. A nice lunch with friends outside in downtown. Some wine tasting and live music with friends in the evening.	Facebook
5/27/2022 13:18:24	Trevor	Keeping palisades farming heritage the highest priority. "Save the farm land!"	Treat from Mary at slice of life. Hike up the rim or sneak onto the stagecoach trail (shhhhh hush). Quick float down the river. Lunch at 357, followed by vodka Rikky from distillery, pickle ball and a quick dip in the palisade pool next door, swing by mclanes for peach ice cream. Walk the dog at the river bend park. Head up to Talbots to catch a local band. Finish the night at the "Liv"	Email
5/27/2022 13:20:07	Alice Dussart	Growing community ties, having my voice heard, and seeing the plan implemented.	Waking up and walking to the bakery, visiting with my neighbors, playing at the river, and then enjoying a nice dinner with a glass of wine at one of our restaurants.	I was invited to participate by a TOP staff member.
5/27/2022 13:24:05	Summer Talley	Being able to involved in what happens to our community.	A walk down Main Street, browsing through the small shops, hanging at the farmers market on sunday, listening to local music, eating at the one of the local eatery's and grabbing a drink with friends. Bike rides, walks and park play at River bend with the kids or floating down the river. Visiting the alpaca farm or picking fruit... The small town, homey, yet active and farmey- feel is what makes Palisade feel so special and set apart from other towns.	Facebook!
5/27/2022 16:59:39	Bill Hoffmann	The plan is a chance to increase Palisade's livability.	To walk from home for errands. For instance, the post office, Food Town, the library, etc.	I received an email from Brian Rusche.
5/27/2022 17:37:14	Cheryl Young	<p>Responsible development. Growth should be limited to 2% a year. Tearing out orchards to make large RV parks or tiny home communities turns Palisade in a bedroom a "get away" community for the front range. It does not provide affordable housing to residents or workers. The community should support several small home or townhome developments that should be owner occupied and only for first time buyers, even when resold the houses need to be purchased by first time home buyers. The community should encourage these small developments so that you avoid the ski town mentality- that workers live clumped together in their own housing development -segregated from the rest of the community . We should stick with the two pot shops and no more.</p> <p>The increased cost of gas, the fact that no one can afford to live in Palisade, and the fact that school now starts the second week of August is making it impossible for small peach farmers to hire help. Everyone who has moved to Palisade loves the orchards - but many orchards struggle with finding help.</p>	<p>Traffic not speeding on north river road. It would be nice if D-52 would add an ag class for the fall quarter/semester so kids who are interested could work in the orchards, learn conservation based agriculture (cover cropping, irrigation systems, organic practices, etc). There would be greater appreciation from long term residents to be more tolerant and appreciative of new comers and tourists - if cycling tourists would be more respectful when biking the roadways. A busy Sunday market is always part of a perfect day.</p>	Facebook
5/27/2022 17:43:09	Michael Surber	Having a say in what Palisade becomes and avoiding "overrunning" our existing infrastructure.	It's close to perfect right now. Let's not lose that!	facebook



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5/27/2022 17:44:17	Lisa "Moose" Levy Kral	I want to be involved in the process that helps shape the future of Palisade.	Going to local markets for local produce and products, enjoying a glass of wine at one of our many beautiful wineries, and cooking dinner with my husband using locally sourced ingredients.	From members of the Town of Palisade
5/27/2022 19:54:23	Kerry Hicks	Having a place to say what we hope for palisade	A hike or run, float the river, the brewery or distillery and maybe a barbecue at my house	Facebook
5/27/2022 21:10:07	Connie Solomon	The 2022 Game Plan appears to be a thoughtful and comprehensive and most importantly it takes in consideration the hopes and wishes of the residents .	I like the small town feel of Palisade with its emphasis on the local farming community and its local entrepreneurs. Palisade provides wonderful opportunities for enjoying the great outdoors throughout the year. I like knowing my immediate neighbors and the people across town.	Email from the town
5/27/2022 22:33:25	Jeff Hill	Keeping the town and surrounding area as close to the agricultural roots as possible, while supporting local business and tourism	Calm , coffee on the porch, folks walking, riding bikes, taking the dog to riverbend park, stopping by the post office and shopping for most of my needs without going to GJ	Facebook
5/28/2022 0:57:04	Erin Stephens-Marner	I'm interested in hearing what the community wants from the town.	I'd love to have rec center for the community and way less drink bike traffic.	From Brian.
5/28/2022 1:19:06	Carol Pellowski	Having a vision for the future instead of regrets about letting things happen that are not good for the community.	People out and around town enjoying life with friends and family in a safe and healthy environment.	From newspaper article and Facebook outings.
5/28/2022 8:47:30	Gene Fourney	Commercial Development & Safeguarding Agricultural Land.	Touring Peach Orchards in Bloom	Facebook
5/28/2022 10:14:00	Brandy Savoni	Preserving the great things about Palisade and creating an updated plan that recognizes the needs of the community and communicates with the public.	Allowing development within boundaries that maintain and preserve what makes Palisade great. The absence of big commercial chains paired with keeping mom and pop stores, orchards and vineyards intact. The perfect Palisade would have more bike paths to keep residents and tourists safe and new developments would be limited to those who fit within the guidelines of preservation.  Palisade would develop eco-tourism and maintain the small town feel that allows families to feel safe and secure. It would stay family-oriented in developments and new establishments.	Palisade group on Fb
5/28/2022 11:43:54	Jan Kimbrough Miller	balancing growth with maintaining what is unique about Palisade	floating the river, walking or golf cart to restaurants & activities, having the option to enter the "fray" of tourists and activity or hanging out with privacy	live here, have a developer and many residential rehab investors looking in Palisade. I own 5 properties in Palisade
5/28/2022 15:53:21	Joyce Colglazier	Keeping palisade with small town values	Sitting on my front porch, visiting with my neighbors; talking to folks that are walking by; Sleepy town feel.	Facebook and emails
5/28/2022 16:45:41	Lisa Bishop	smart growth and community involvement	family, friends, sunshine, laughter, local food and drink	town email



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5/28/2022 16:47:40	Penny Shiel	Successful management of growth including tourism.	Being able to walk in to town without nearly being runover by speeders (on their way to the marijuana dispensary?), meeting a few people out for bike ride (and they're on the roadway following traffic laws, not on the sidewalk), having a coffee or lunch at one of our local restaurants that's not overcrowded with out-of-towners, enjoying the sounds of the birds on the breeze (not whatever is playing at the Brewery), doing a little shopping at our grocery or The Blue Pig, meeting a few more people along the way and having pleasant conversations with them.	The Friends and Neighbors page on Facebook.
5/28/2022 18:48:12	Davelyn C Price	Thoughtful decisions based on a distinct plan with input and discussion by the residents as well as the Town Trustees, Planning Commission and Administration of the Town. Include reasonable guidelines for safety and well being of the community as well as environmental concerns which affect the residents of Palisade. Keep in mind that we are an agricultural region which has become much more impacted by tourism the past 10 years. Many of our locals want to keep the small town atmosphere alive. It will be difficult to do so, but careful planning, and with goals in place, we can preserve most of that ambiance. Green space and walking trails, along with well thought-out retail and residential development will strengthen that goal.	A unique place where there is space to walk about or travel about and see folks who seem happy, and where the community looks prosperous and well maintained. The agriculture activity surrounding it is critical in many ways to achieving this special place.	Internet mail from the Town of Palisade
5/28/2022 18:56:22	Christopher britt	To provide input	No tourists	Radio
5/28/2022 22:47:22	Lorna Reed	Farms/land development or lack thereof	A photo tour of the peaches in bloom, a sandwich from A slice of Life to enjoy while wine tasting in EOM on an electric bicycle with blue skies and puffy rain clouds moving in.	Face Book
5/29/2022 10:06:44	LISA L WANGSNES	I LIVE HERE! I want my community to stay small and quaint.	NO traffic, Quiet, no riff raff!!	facebook
5/29/2022 12:28:13	Bob Roukema	Maintaining a sense of small town, encouraging agritourism, and controlling responsible growth	Walking through the farmer's market, having lunch downtown, then visiting a winery or brew pub.	The CAVE
5/29/2022 14:52:33	Anthony Huff	Preserving open spaces and limiting population growth	Live music and tourists	Email from TOP
5/29/2022 23:56:54	Ashley McGee	Future of palisade	Hiking, paddling and end the day with a nice meal with palisade wine or spirits	Cassidee Shull
5/30/2022 10:06:48	Lily scott	Housing & traffic control	Walking by the river or riding bike through the orchards	Facebook
5/30/2022 12:12:54	Garn LeBaron	I want to insure my voice is heard, and let the commission know that slow, steady, well-planned growth is the path forward.	I have them nearly everyday, spending time at home and visiting local shops and businesses.	After the most recent planning commission meeting and then the implementation by the commission of the moratorium on new residential developments.
5/30/2022 12:18:49	Nicola LeBaron	Smart growth with correct infrastructure	I already have perfect days here.	The moratorium
5/30/2022 13:05:56	Rick Fox	zoning and murals	everyday in my home with my wife and golden retrievers	email
5/31/2022 9:39:11	Mary A. Miller	Being aware of what is being considered.	Walking safely to shops, parks, and music venues.	Facebook



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5/31/2022 15:09:44	Tim Boyle	It will give the town a platform for making important development decisions based upon proactive citizen input and reduce the amount of angry reactive input that the planning commission and board of trustees is currently subjected to when considering new proposals.	A float on the river followed by a glass of wine with friends at a local winery and finishing with a lovely dinner in an outdoor setting.	Posts on facebook.
5/31/2022 15:38:50	Ty Johnson	Understanding how Palisade plans to handle growth	River activities, live music, beer	Town staff
5/31/2022 17:17:45	Melinda	Hoping to see a well thought, balanced plan for the future of Palisade	a nice hike followed by a drink at one of the wineries, brewery or distillery and a nice dinner out	business card, work colleague
6/1/2022 20:48:44	Ashley	Development rules and regulations	My perfect day in Palisade would be bulldozing my orchard and enjoying painting my house with polka dots	You spent more pushing and advertising this than helping the current businesses and growth projects
6/5/2022 12:09:49	Riley Parker	The opportunity to share my input into what Palisade will look like in future generations.	Being able to walk on clean, safe, protected sidewalks; being able to ride a bicycle on designated bike paths, being able to take my dog on a walk around town or at the local parks without being molested by off-leash dogs that seem to be part of the culture of Palisade. Being able to dine locally without paying for the high prices that are commanded by the restaurants that cater to tourists. Being able to enjoy walking in an area that is protected from future development by preservation for future generations.	Participation in the local Planning Comission process.
6/5/2022 13:53:53	JoAnn Rasmussen	Maintaining the small town vibe and quietness of Palisade.	There would be two versions of this, since we live here. One perfect day is during tourist season: we would walk to the event/festival (Palisade Farmer's Market, or a festival), spend a couple hours enjoying that, and then walk home. We would take an evening stroll around town after dinner, and then we would look at the stars from our backyard. On a "normal" day when there isn't a festival, we would hike Palisade Rim Trail or another trail near town in the morning, grab lunch in town, and cap off the day with gazing at the stars again.	The Town of Palisade website. We're not on FB, so please continue posting information on the main website.
6/7/2022 16:03:40	Laurie	Shaping our future town to keep the small town, agricultural, and friendly atmosphere. Smart, well thought out growth.	A stop in town where you say hello to other locals, stop in and shop at a locally owned store to pick up a necessary and affordable item, then grab a good meal at a local affordable establishment before helping some tourists find their way to the local farm stand.	A post on Palisade Facebook page.
6/7/2022 17:47:15	Marsha Kosteva	The creation of a thoughtful and strategic vision document for our special place, while keeping close the values important to town residents, services and businesses. I have experience in master planning to share and am a 20-year downtown resident.	Awake to the sound of bird song by the finches and robins in my yard. Make my way to Slice O'Life and get a coffee and a berry cup. Sit outside and let the day begin its tenor. Check out what new releases Elise has put up on the rack in the Library. Grab two DVD's that look interesting. Catch the whistle of the 11am Amtrak and make note if it's running on time today...or not. Hit FFT if I need something. Stroll home, visiting dogs in yards along the way. Home to couple hours of computer time, then off to my sanctuary "Riverbend Park" around 3-3:30 for weekday afternoon stroll (super hot days excluded!) Have the place pretty much to myself -- maybe get a Heron or Eagle sighting. Dinner time head over to see Oscar at the El Ray food truck for a burrito. Home to enjoy the meal, glass of wine and the close of another perfect day in Palisade. (Note: being retired helps with this routine :) )	Been waiting for sometime for this comp plan to get going and get involved.



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6/9/2022 13:32:56	Rachel Smith	Keeping Palisade as a small town. With appropriate growth while keeping the community together	Being able to walk to stores/post office/library, using the parks, watching kids safely walk the streets.	Email
6/14/2022 13:57:30	Jessica Cooper	Keeping current aesthetics and favoring economic drivers that benefit all.	Live music, local food and a river float.	Town emails
6/17/2022 10:34:13	April Rose Gray	Not seeing my town I live in turn into something it shouldn't be.	Walking through town, visiting local business, strolling through neighborhoods, without traffic. Beautiful quiet SMALL town feel. Friendly neighbors. Able to enjoy the scenery without trying to look through large two story subdivisions. Being able to see stars without all the light pollution.	Town meeting.
6/17/2022 16:46:39	Susan Crossed	Working together as a community to come up with a plan that works for everyone.	Walking my dog, looking at the Mesa and the Bookcliffs, star gazing to finish off the day.	Town Email
6/18/2022 15:49:26	Charlene Weidner	Preserving what we have	Waking up and greeting the River, the trees, and the canal. Maybe a walk or a hike. Having commerce to enjoy ie bakery, restaurants, library, wineries, music to attend but the town not so busy and overrun by tourists. Right now we seem to have a good balance. I love my town.	Town Email
6/20/2022 9:30:35	Sarah Matchett	I grew up on the edge of my grandfather's farm on 29 rd. My grandmother's people were from East Orchard Mesa and my Grandfather's from Appleton. I left to head to college and felt sure I'd be back to the western slope in 4 years. It took closer to 30 but we bought here in October 2021 and chose Palisade for it's walkability, community vibe, and attractive downtown. Our primary concern in purchasing here was that many of the downtown buildings were empty and that there didn't seem to be many young families around. I'd like to see Palisade become a thriving, multi generational, income diverse community that attracts 30 year old purchasing their first home as well as 50 year olds who are hoping to stay through retirement.	<p>Up early to meet friends for some lap swimming at the Pool and a walk with the dogs at Riverbend before it gets too hot. Walking home, I see my neighbor's son and his mom heading to the new breakfast and lunch spot where the old Pressed used to be. I decide to join them - it's a Monday but the shop is open as demand is always high and they have no trouble finding workers to staff it. Kids are running around the yard having a blast and parents are hanging out enjoying the grown up time.</p> <p>I head over to the grocery where I can pick up some local produce (even tho it's not farmer's market day) and a few other staples the home to prep for lunch with some friends coming in from GJ. After we eat we wander into town as they like to stop in at all the shops which have opened up in the downtown area.</p> <p>It's summer and HOT so we decide to pick up a tube from the provisioner at the Rim Trail parking lot and float down to river bend. We turn the tubes in at the boat ramp on river bend and walk back home.</p> <p>After dinner we sit out front to enjoy the evening and chat with neighbors. Our conversation is about the new development going in. . Some of us are excited to see some developments with smaller houses coming in, feeling like they will attract a younger population looking to buy their first homes. Other's are nervous that that they will all be bought with VC investment money, driving up the price and keeping out those buyers who might actually want to put down roots here and invest their time and talent in town.</p> <p>We also chat about community resiliency and are wondering how well equipped our town would handle a large emergency (fire, electrical grid failure, etc). We all feel the new medical center going in is a step in the right direction but we all worry a bit that we're too dependent on GJ. We also worry about opportunities for our just graduated from college kids who are either moving away, or who are moving in with us, as they can't find reasonable rent in town despite their full time employment.</p>	Facebook
6/22/2022 11:47:23	LINDA ROSE	What interests me is having the Palisade Community involved and participating together .	Keeping the Town SMALL... COMMUNITY SPIRIT... UPGRADES AS NEEDED.. KINDNESS TO EVERYONE.	FRIEND



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6/28/2022 18:40:00	Julia Puester	Guidance of future development, future amenities, and preservation of Town	People can walk into town, by historically protected homes to robust small independently owned businesses.	Facebook
6/30/2022 11:57:07	LisaMarie Pinder	Be apart of the community	Walk in the park, farmers market, winery, sunset on my patio.	Facebook
6/30/2022 12:11:03	Jennifer Asleson	Making sure the Palisade of the future is protected from the developers of today.	Everyone stopping at stop signs and walking their dog on a leash :-) Seriously, any day in Palisade is the perfect day but unperfect days involve too much traffic, too many new homes, less agriculture, and lack of control over growth. We should not get too big for our britches.	Facebook
6/30/2022 13:09:25	Colleen Balak	What impact future growth will have	Peaceful surroundings, good restaurants open daily, a way to learn in town news and happenings for seniors who aren't online.	Town Email
6/30/2022 17:35:37	Cyndy Bunte	Maintaining existing agricultural tracts	Happy citizens, happy visitors, happy businesses	Facebook
6/30/2022 18:10:56	John (Jay) E. Miller	Primarily zoning and development matters.	70 degrees and partly cloudy :). A ride through the orchards/vineyards, with a stop along the way for a fresh cold drink, a chat with the proprietor, and a peach or an apple.	Town Email
6/30/2022 20:40:28	Laurie Ehrich	Having a comprehensive plan that provides useful, well thought out ideas for the future development of Palisade keeping within the agricultural and rural small town setting. Establish housing and commercial growth limitations to ensure the survival of this agricultural community. Encourage farming (vineyards, peaches, pears, cherries, lavender, field-to-table gardens, hay, etc.) and provide support for this valuable resource. Rebuild old historic structures and maintain the unique atmosphere they provide. Require homeowners to maintain their property. Support local businesses. Avoid fast food outlets.	Surrounded by the natural beauty with bountiful agricultural fields, livestock grazing and small, local businesses thriving. A perfect start to the day is sitting at the Slice of Life Bakery after my morning walk and having a coffee and pastry visiting with others.	Facebook
7/2/2022 7:53:26	Becky Davis	smart growth	Every day in Palisade is already perfect ☺	Town Email



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7/8/2022 10:01:02	Desa Loughman	Having a vision & plan for the future of Palisade	<p>Every day in Palisade is a perfect day. We have friendly, helpful and hard working people throughout town that makes it a great place to live.</p> <p>But we are missing major infrastructure. It sure would be nice to have good quality sidewalks &amp; roads to walk or ride bikes around town. Most roads are in bad shape &amp; most blocks are missing sidewalks. We want to be a walkable town but it's lacking the basics. I'm disappointed that the CDOT project didn't include sidewalks or bike path especially along the frontage roads for all the kids walking to school. It's dangerous for pedestrians &amp; all the tourists bike riding in the streets. I thought we had an ordinance requirement for sidewalks and landscaping for new applications but some businesses or developers don't have to include it?</p> <p>It would be nice to have our Parks &amp; Rec program back that was dissolved overnight years ago with promises of it coming back.</p> <p>It would be nice to see the second phase of the skate park completed. It's used year around by a variety of age groups.</p> <p>It would be nice to not have flashing video signs. I thought we had an ordinance against that? But a new one was installed &amp; I don't think it fits the country feel Palisade has to offer.</p> <p>It would be nice to find ways to encourage Agriculture growth to stay in town so it doesn't continue to be turned into housing that's promised to be affordable but always turns into expensive homes.</p> <p>It would be nice to encourage more small businesses to keep corporate America from ruining our town. We already have Subway coming. How will this new plan promote our small town feel so it doesn't turn into just another town full of the same old corporations? I hope the plan is well thought out so Palisade continues to grow in the right direction.</p>	Town's business card about it
7/8/2022 10:16:20	Jesse Loughman	Streets and sidewalks, sewer project, all businesses treated the same (this isn't just a wine town), new town leadership, better feel at town hall (it seems like a prison in there), less alcoholic's on the town board and more local business owners would be a good start	5 years ago	Town Email
7/8/2022 10:25:55	Jesse Loughman	Less grants and more action	5 years ago	Town Email
7/16/2022 13:40:20	Bill Hoffmann	Everything.	I'll answer later.	Town Email
7/16/2022 19:54:39	Emily sanders	Being able to have a voice about the future of the community	Bike ride through the orchards for wine tasting, farm tours and then dinner downtown.	Facebook
7/17/2022 9:47:37	Winslow Robertson	parks and recreation in the area	Surfing a sweet wave on the river in my kayak, then riding to the brewery after eating a few tacos at one of the food trucks	Town Email
7/18/2022 17:33:42	Michelle Walker	An thoughtful update, without destroying the work done in 2007	Calm traffic on Elberta, a safe walk down and across 1st street to downtown, having a reasonable meal at a cafe with reliable hours, not having to constantly worry about town leaders ruining our Palisade	planning commission
7/21/2022 14:06:15	Gail Evans	That it does keeps Palisade from becoming an investors heaven, limit to rentals, short term, and more...not a commercial venue, or over-developed instead of a great place to reside.	<p>The quiet, slow pace with attendant activities for outdoor adventures as it is currently framed. People who live here and care, get involved...not those who just want to commercialize and destroy what draws people here.</p> <p>The horse drawn, the peddlecoabs, people strolling, bicycles, etc.</p> <p>A nice park and rec Center on Elberta on lot by bank...dreaming I know....</p>	Town meetings and email
7/26/2022 15:53:35	Bill Binnian	Keeping up to date with technology, opportunity to repair needed streets, and developing better access to Riverbend Park	Enjoying fruit tree blossoms in the spring	Guest Lecture at Rotary Club
7/26/2022 16:02:28	Bill Binnian	Keeping up to date with technology, opportunity to repair needed streets, and developing better access to Riverbend Park	Enjoying fruit tree blossoms in the spring	Guest Lecture at Rotary Club



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7/26/2022 16:03:33	Bill Binnian	Keeping up to date with technology, opportunity to repair needed streets, and developing better access to Riverbend Park	Enjoying fruit tree blossoms in the spring	Guest Lecture at Rotary Club
7/29/2022 20:27:31	Winslow Robertson	Provide input to prepare the TOP for the next 20 years	To see a community of young, vibrant people raising families like I was able to do.	Planning Dept. email
8/3/2022 21:26:50	Sandie Cooper	Input provided by community members will be heard and considered in the plan as it moves forward.	Waking up to the sound of ag workers in the orchards, going for a walk with my dog in the park and enjoying a drink or meal at one of the local restaurants.	Friend
8/5/2022 20:11:33	JJ Weis	I grew up in Palisade and I would like to be a part of its future.	I'm living it	Adam McEvoy
8/8/2022 15:34:21	Bill Hoffmann	It is a way to create a current vision about Palisade today and in the future.	To walk to errands around town.	Town Email
8/9/2022 13:40:21	Dave Smith	The future of recreation opportunities	Wake up and go to a state of the art Rec Center at Peach Bowl park and get in a workout and go for a swim. Go to downtown for a breakfast. Check out some wineries. Afternoon Float from Rim trail to new boat ramp at Highway 6 bridge or Riverbend. Apres on a roof top cafe enjoying views of the grand mess and Mt. Garfield	Town meeting
8/9/2022 17:50:32	Christine Moore	The desire to keep our community robust with agriculture while continuing to keep the density low allowing for everything most of us live here gor to remain appealing.	Being able to walk outdoors and see the vistas and safely walk my dog. Following to attend yoga in the park and then visit a local orchard to get my fresh food.	Facebook
8/10/2022 12:00:05	Jo Ann Turner	Keeping the small town feel of Palisade.	Taking a walk around Palisade, going through a few stores, grabbing something to eat or drink in Palisade, socializing with people.	Since we have no local newspaper anymore, and I'm not on the crazy social media, my daughter told me about it.
8/10/2022 15:45:38	Scott Holzschuh	Seeing an economic and socially smart plan to allow for growth while protecting quality of life issues.	As a retired entrepreneur my days allow flexibility to create and recreate at my own pace. Living in 81506 buffer zone I have abundant opportunities each day to make an impact on our land and in the lives of friends and family.	Brian
8/10/2022 16:16:01	Gin Phillips	I'm not sure I fully understand what kind of feedback the project team wants, but in terms of land use, I'd like to see more conservation efforts of agriculture and open-space in place and less building congestion. In terms of other elements of the plan, I'd like to see more sidewalks throughout town with handicap accessibility, bike lanes (This town thrives on people getting around on bikes, both the local and tourist community. We need safe bike routes throughout town.), a recreation center, mountain biking trails, parks, water conservation measures (i.e., requiring residents to remove grass - at least in front yards - and replace with xeriscaping), working on becoming a Dark Sky community, etc...	Having breakfast at a local restaurant with my family, then going for a mtb ride followed by a town float on the glorious Colorado River with a pit stop at Clark & Co's Distillery, and finishing the day with food and drinks at Peach Street Distillery.	Facebook
8/12/2022 10:31:21	Rick Fox	zoning	Coffee at Slice of Life, then lunch 357, Dinner at Fidels before riding our bikes to a festival	Facebook



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8/14/2022 13:34:15	Winslow Robertson	Guiding the Town's Comprehensive plan for the next decade +	Riding my bike, enjoying many dining choices we now have, grabbing a beer or glass of wine afterwards.	Town Email
8/18/2022 15:51:29	Joan-Carol Brigham	Preserving the profile of Palisade as an agricultural, artistic and active community	A long cycle, sitting outside having a bite to eat and a glass of wine, cleaning up, walking downtown and having a lovely dinner outside	Citizens for Smart Growth
8/20/2022 12:51:02	Dennis Lytle	Public input driving decisions	Mountain Biking, Floating the river, running in Riverbend, Beverage and produce tasting, more biking, eating and drinking downtown.	Facebook
8/28/2022 13:06:35	Cameron Robertson	Housing, recreation, transportation strategies	Walking out of the front door of my affordable home, walking by my neighboring healthy, profitable, and protected orchard/farm to a public shuttle that would take me to the riverfront whitewater park or into GJ to the Nat Monument. Afterwards id get some food at any of the supported and thriving businesses in downtown Palisade.	Family
9/18/2022 19:22:11	Danny Tebbenkamp	Healthy growth, open to new business that make sense and protecting affordable housing along the way.	Morning bike ride on river trail with afternoon float on Colorado. Love to see improved access for recreation on water and more developed river corridor.	Town Email
10/5/2022 18:44:09	Mark Truckey	Its ability to shape the future character of our community.	Like a slower spring or fall day. Not crazy, but not as quiet as it is in winter. I do like having businesses including restaurants open.	Town website
10/15/2022 9:33:12	winslow robertson	I'm hoping the TOP will resurrect the 'Quiet Zone RR Crossing' initiative with U.P. Railroad that the Town had worked on in 2007. With the proposed Uinta Basin Railway project approval from the USFS, the prospect of 7-10 more trails/day will be intolerable for those of us that live close to the RR crossings. The crossings can be made safe for bicycles and pedestrians and updated from the 1885 technology that we currently have.	riding my bike	Town Email
11/1/2022 14:57:18	Lisa McNamara	The opportunities for improvement that it represents	Shopping at the farmer's market, biking along a longer riverfront path, biking to dinner downtown, hanging out at a coffee shop/bar with events and live music	Town of Palisade website
11/7/2022 19:44:13	Dennis Lytle	Progressive planning for a developing future with jobs in agriculture, tourism and more.	Hiking, boating, Biking, wine, peaches, community.	front door flyer
11/7/2022 23:33:31	Ron West	long term vision and community goals	Very much like today! Beautiful weather, friendly people, quiet evenings with people walking First St.	Town Email
11/9/2022 11:47:50	Keith	Land Use	Late afternoon and evening are my favorite parts of the day in Palisade and to make the experience 'perfect' we would return to Palisade after enjoying the regional outdoor recreation opportunities and there would be things for my kids to do while my family and friends enjoyed the vibe and personality from the gathering of locals at spot in intimate proximity to the trails and river oriented recreation among the working farms under the guard of the towering bookcliffs before retreating to a more private setting at home down the road or in a unique lodging facility (not a hotel!) to put the kids to bed and enjoy the rest of the evening among ourselves. The icing on the cake would be how the local vibe would come from a diverse population demographic that included full time and seasonal families, retirees, bikers, and the unsettled 'twenty-somethings' trying to make a go at life on the western slope that have the ability to call Palisade home because there is a sufficient number of housing opportunities that contribute to the community fabric and enhances the local culture.	Community discussions



Timestamp	Your Name	What interests you the most about the 2022 Game Plan?	What would a perfect day in Palisade look like to you?	How did you hear about the 2022 Game Plan?
11/23/2022 14:48:21	Steve Morrall	Bike paths and access to trail networks	Listening to music at Bluegrass or other music festival	Flyer left on door
11/23/2022 14:54:54	Steve Morrall	Bike paths and access to local trails	Going to a music festival in Riverbend Park	Flyer left on door
11/28/2022 10:18:59	Kim Woodworth	I work in the field of economic development running a statewide industry association that supports economic development and live in Palisade	Reactivating beautiful but dormant properties so the town can prosper. A selection of great restaurants and shops that are always open even in shoulder season. A grocery store that carries everything you need so you don't have to go to another town. Increased transportation options that our seniors feel comfortable using. A rec center that would support our youth, seniors, and everything in between.	door hanger
12/1/2022 9:46:09	Lauren Wood	Focusing on the families who live here, especially the children.	Walking my kids to school, visiting a friend, working in my garden, having dinner outside on my deck with my family and friends.	Door hanger
12/2/2022 13:33:53	James Cole	Replacing the horribly conceived 2007 plan	No tourists	Door flyer blowing down the alley
12/6/2022 11:20:40	Trevor Taylor	The impact it will have on me and my family who are 4th generation Palisade	Walk to Slice of Life via the river trail for a delicious treat and chi tea. Watch my kids play sports at Palisade. Finish with a bike ride to Clarks for Dinner	Town Email



Title Question of the Week!  
Description Palisade 2022 Game Plan  
URL https://padlet.com/jdlubac/sjkvsrzaj7kzcd21  
Builder Community Planning Strategies (jdlubac)  
Created At 2022-06-16 15:04:14 UTC

Subject	Body	Author	Created At	Updated At
What makes Palisade special to you? (week 1)				
	Palisade is special due to the small town quaintness, friendliness, low traffic and laid back atmosphere. It is in contrast to towns that push for growth where I have lived and then the amount of cars on the road increases, people get stressed, and the friendliness goes down, the charm goes away. I appreciate Palisade for exactly the way it is. It’s very pleasant living in a town that puts quality of life for its residents first.	Anonymous	2022-11-17 19:54:53 UTC	2022-11-28 16:34:21 UTC
	The majority of people are very friendly and open to some growth and change.	Anonymous	2022-11-16 15:27:33 UTC	2022-11-28 16:34:21 UTC
	Small town friendliness and safety.	Anonymous	2022-10-26 22:07:09 UTC	2022-10-28 16:09:38 UTC
	Small town vibe makes Palisade special	Anonymous	2022-09-22 23:12:45 UTC	2022-09-26 15:56:51 UTC
	charming, small town feel but with amenities and walk ability. the best of all worlds	Anonymous	2022-09-19 16:42:08 UTC	2022-09-26 15:56:54 UTC
	Palisade is unique, every street you walk, no two houses are the same. Cookie cutter subdivisions need multiple floor plans, 60 homes = 30 designs. Plus a tree for every other house	Anonymous	2022-06-18 14:42:53 UTC	2022-09-06 15:05:30 UTC
	Small town vibe who value local business and residents	Anonymous	2022-06-22 21:03:23 UTC	2022-09-06 15:05:30 UTC
	Small scale, agriculture based, pedestrian friendly, friendly.	Anonymous	2022-06-28 22:42:11 UTC	2022-09-06 15:05:30 UTC
	The combination of small farm town community, with seasonal economic boons via tourism.	Anonymous	2022-06-30 16:21:29 UTC	2022-09-06 15:05:30 UTC
	I love the small town, safe feeling of living on Palisade. Thats why I moved here and that why I have stayed here. I do not want it to become a large subdivision of GJ or big like Fruita. I love the agricultural aspect of it. Please keep the orchards!!!!	Anonymous	2022-06-30 20:15:37 UTC	2022-09-06 15:05:30 UTC
	The small town vibe! Feeling safe letting my kids walk and bike around town because traffic is not heavy. The beautiful orchards.	Anonymous	2022-07-13 00:16:44 UTC	2022-09-06 15:05:30 UTC
	Small town feel, it's a great place to raise kids. I feel safe letting my kids ride bikes around town, to the pool and stay out until the street lights come on. Childhood lived outside on a warm summer day, just like it should be. Makes me nostalgic for times gone by, not in Palisade, parents have that for our children here.	Anonymous	2022-07-15 02:06:56 UTC	2022-09-06 15:05:30 UTC
	The small rural tourist flavor, where golf carts or scooters for old farts and bikes for kids is safe. The natural beauty,the bookcliffs, the parks, the river etc. Please don't allow high density housing ruin our town!	Anonymous	2022-07-22 14:09:19 UTC	2022-09-06 15:05:30 UTC
	The availability of produce!	Anonymous	2022-08-09 14:01:34 UTC	2022-09-06 15:05:30 UTC
	I love the small town feel with some new thriving businesses. There's produce, great restaurants, a bank, a vet. Everything that you need. A great day is one where I don't need to drive to Junction.	Anonymous	2022-08-16 18:39:41 UTC	2022-09-06 15:05:30 UTC
	Riverbend park is a gem. I go there at least 5 days a week.	Anonymous	2022-08-16 18:48:40 UTC	2022-09-06 15:05:30 UTC
What would you like to see less of in Palisade? (week 2)				



Use the old residential neighborhoods of Grand Junction (such as Grand, south Main, etc.) as a model for eliminating many of the street lights in Palisade. We don't need, or want, street lights in the middle of residential blocks!	Anonymous	2022-12-07 23:01:11 UTC	2022-12-09 18:23:04 UTC
<p>The town needs to limit the number of vacation (short term) rentals. Palisade is not a petting zoo.</p> <p>And, as part of the big Chamber of Commerce efforts to promote Palisade for tourism uber alles, we have a place on Main Street that rents bicycles to tourists, predominantly wine tasting tourists. But this business seems to neglect to inform those bicycle renters that it is illegal to ride a bike under the influence of alcohol (or marijuana), that bicycles are required BY COLORADO STATUTES to ride as far to the right side of the roadway as possible, and ONLY RIDE SINGLE FILE WHEN IN GROUPS. As much as I detest government interference in business, when that business presents itself as a public nuisance or public safety hazard, there needs to be some intervention. In the case of the bicycle rentals, this particular business needs to be mandated to inform renters of the various Colorado and Palisade laws on DUI and bicycle traffic etiquette, and require a written acknowledgement signed by each renter.</p> <p>And, the newest tourism driven annoyance, pedi-cabs that take groups of bicycle tourists through town with stereos blasting loud enough to be heard for blocks. More regulation please!</p>	Anonymous	2022-12-02 23:36:03 UTC	2022-12-09 18:23:06 UTC
When I moved here 20 years ago, we had 3 places you could buy breakfast. 4 if you included Rosies at the Cameo truck stop since it was only 2 miles away. The original Palisade Cafe, the Packing Shed, and Speedys. They're all gone now. replaced by new business that could care less about serving locals. You could argue that the 357 Bar and Grille serves breakfast, but they open at 9am! C'mon guys! this is an agricultural community. No everyone her is a drunk looking to get served a Bloody Mary at 9am.	Anonymous	2022-12-02 22:55:56 UTC	2022-12-09 18:23:07 UTC
<p>What is "smart" growth??</p> <p>Who decides "smart" growth.</p> <p>I bought a home here because I liked Palisade the way it is. Am I in the wrong because I don't want to see a bunch of developers come in and change the way Palisade is so they can make \$\$\$. They don't care that each dwelling they build and sell here will put at lease 2 more cars on the streets and eventually necessitate street lights, more people everywhere which lowers quality of life.</p> <p>If business people want more business, maybe they should be in a larger town. I resent the fact of new people moving to Palisade, buying a business here, then demanding that the city of Palisade needs to bring in more tourists or more residents. They knew when they bought their business here what the deal was. Why does Palisade have to change? I don't think change is always best. Palisade is unique in this country and we should keep it unique. If some don't like that attitude, maybe Palisade is not the right place for them. Grand Junction is growing as well as Montrose. I love my life here in Palisade and I've lived in some big cities. But I didn't move here with a mindset to make Palisade into where I came from. If people who want growth and change in Palisade would ask themselves why they don't feel welcome here, they might find that some don't appreciate their attitude. What are their motives?</p>	Anonymous	2022-11-17 20:13:54 UTC	2022-11-28 16:34:28 UTC
Housing development	Anonymous	2022-11-16 15:33:27 UTC	2022-11-28 16:34:28 UTC
Pandering to tourists who make life difficult for residents. A restaurant that focuses on feeding local people with local food, where a taco is affordable for the average family, and the major focus isn't on alcohol. Palisade has become a spectacle of inebriation that isn't comfortable for enjoying lunch or dinner with my family of friends.	Anonymous	2022-11-07 22:52:45 UTC	2022-11-28 16:34:30 UTC
NO MORE FESTIVALS! Limiting the number of tickets available to the existing festivals. Every time the attendance increases those of us living here bear the brunt of additional traffic, congestion, noise, litter, and the rude abuse of the drunks.	Anonymous	2022-11-07 22:12:08 UTC	2022-11-28 16:34:31 UTC
Resistance to any and all growth. Some smart growth is important to the vitality of a community.	Anonymous	2022-10-26 22:08:23 UTC	2022-10-28 16:09:39 UTC
Festivals, tourists!	Anonymous	2022-09-27 14:18:37 UTC	2022-09-28 13:48:30 UTC
I would like to see less medium/high density residential developments	Anonymous	2022-09-22 23:14:58 UTC	2022-09-26 15:56:57 UTC



This is an amazing town with so much opportunity but it has a dreadful NIMBY vibe where newcomers are made to feel unwelcome. Palisade does not live up to the stereotype of small towns being friendly. This is a cold-hearted, insular community that sucks up to tourists due to the revenue they bring but ostracizes anyone "new" who attempts to set up roots here and support local businesses. I often wonder how long you have to live here before the locals stop treating you like absolute pond scum.	Anonymous	2022-09-08 04:52:53 UTC	2022-09-09 16:04:02 UTC
Chain stores and large developments	Anonymous	2022-06-22 21:03:46 UTC	2022-09-06 15:05:30 UTC
Eliminate the streetlights in the middle of blocks. We don't need them and it's inconsistent throughout downtown. At the very least, they can be barn-doored to just point down. Let's promote night skies and save the town some money too!	Anonymous	2022-06-24 14:59:30 UTC	2022-09-06 15:05:30 UTC
Bright lights! (Require dark sky compliance). Less tear downs downtown.	Anonymous	2022-06-28 22:43:11 UTC	2022-09-06 15:05:30 UTC
Reduce the amount medium to high density residential zoning. quality over quantity needs to be prioritized.	Anonymous	2022-06-30 16:22:27 UTC	2022-09-06 15:05:30 UTC
I do not want to see a lot of big store Corp built here, and I do not want to see more orchards lost to homes. Palisades charm is its SMALL population and small town feel due to that. Please NO more festivals added!! Traffic is horrible already!!	Anonymous	2022-06-30 20:17:50 UTC	2022-09-06 15:05:30 UTC
I was born and raised in Palisade . When I visit there now there isn't much left of the place that I loved. I was so disappointed in all the housing and how many orchards have been destroyed for new housing. Very sad to see how it has changed.	Anonymous	2022-07-08 23:55:30 UTC	2022-09-06 15:05:30 UTC
Less chains and cookie-cutter subdivisions.	Anonymous	2022-07-13 00:17:46 UTC	2022-09-06 15:05:30 UTC
I would like to see fewer large subdivisions.	Anonymous	2022-07-14 01:18:56 UTC	2022-09-06 15:05:30 UTC
New home construction, chain stores/restaurants, promotion of tourism in the "off" season, let the locals take a breath and enjoy quiet winters.	Anonymous	2022-07-15 02:10:27 UTC	2022-09-06 15:05:30 UTC
Cut down on streetlights near Taylor Elementary - Its not Fort Nocks! Keep Orchards! - offer sellers to use land trust, not create KOA housing trailer parks	Anonymous	2022-07-22 14:19:41 UTC	2022-09-06 15:05:30 UTC
Ok, I will just come out and say it... drunk people on bikes riding 3+ deep and swerving all over the place! Somebody is going to get ran over.	Anonymous	2022-07-27 21:22:12 UTC	2022-09-06 15:05:30 UTC
Promotion and marketing of Palisade. While we all enjoy the tax dollars we are also dealing with the ramifications of the recognition our town is receiving. Horrible traffic/parking issues, RUDE visitors, increased crime, etc. There has to be a balance.	Anonymous	2022-07-27 21:25:13 UTC	2022-09-06 15:05:30 UTC
Marijuana dispensaries	Anonymous	2022-08-09 14:01:44 UTC	2022-09-06 15:05:30 UTC
People moving to Palisade bringing with them the failing policies from where they just left!	Anonymous	2022-08-09 20:48:18 UTC	2022-09-06 15:05:30 UTC
Tourists	Anonymous	2022-08-09 20:59:59 UTC	2022-09-06 15:05:30 UTC
Chain stores. Residential cookie cutter subdivisions.	Anonymous	2022-08-16 18:41:33 UTC	2022-09-06 15:05:30 UTC

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

Dear self:			
I hope that I can return to Palisade in 50 years and find that it is still a safe/crime-free town, with dark night skies and a vibrant agricultural and outdoor recreational economic base.	Anonymous	2022-12-07 23:06:11 UTC	2022-12-09 18:23:10 UTC
I would hope Palisade stays as it is and keeps it's charm. I'd like to see the original older houses continue to get repaired and the town to maintain as it is, keeping its famous charm.	Anonymous	2022-11-17 20:18:48 UTC	2022-11-28 16:34:37 UTC



Thriving orchards and vineyards. More conservation easements as buffer against too much growth and development. Broader, more diverse downtown with shopping and restaurants. Riverbend more safe with better river access and river bank asthetics.	Anonymous	2022-11-16 15:45:17 UTC	2022-11-28 16:34:38 UTC
Vibrant with the same friendly charm.	Anonymous	2022-10-26 22:09:10 UTC	2022-10-28 16:09:39 UTC
I'm so glad the town board decided to minimize development in Palisade in the year 2022 or we would have no water! What they did saved the people that rely on it for agriculture and living, even though the developers were desperately trying to develop every strip of land they could..thanks Palisade for protecting our most precious resources!	Anonymous	2022-06-20 18:21:30 UTC	2022-09-06 15:05:30 UTC
I would like to see thriving local businesses and a healthy community that has not outgrown its infrastructure. I would love to see that there are no chain stores and a downtown farmers market where you always see your friends, neighbors and local business owners.	Anonymous	2022-06-22 21:04:57 UTC	2022-09-06 15:05:30 UTC
Dear self, It's hard to believe that 32 years has passed since I sent myself this postcard from the summer of 2022, and Palisade is finally celebrating its 150th anniversary of becoming a town! Isn't it wonderful that we have maintained our small town feel, and aren't the surrounding orchards and vineyards amazing!? The town founders and growers would be so proud to see that what they built has lasted 150 years and is as vibrant as ever. Happy Sesquicentennial, Palisade!	Anonymous	2022-06-23 20:04:44 UTC	2022-09-06 15:05:30 UTC
I want it to be the SAME!! Charming- safe- low noise and traffic !! That is why I moved here!!	Anonymous	2022-06-30 20:19:10 UTC	2022-09-06 15:05:30 UTC
It's July and another gorgeous day here in our special little town. Went for a stroll this morning to the Farmer's Market and saw several kids riding bikes along the way. One kid even had a lemonade stand. Price was \$1.00. Can you believe that? I'm so grateful we've still got that low-key small town vibe here. New development has been carefully considered and appropriate for the size and culture of this place. We only have one stop light at Elberta and the Hwy. Downtown boasts no chain or box stores. Us old-timers still gather at Slice O' to watch the tourists rent bikes and go exploring. Dolce Vita!	Anonymous	2022-07-05 22:34:55 UTC	2022-09-06 15:05:30 UTC
I am so grateful that Palisade kept it's small-town feel and invested in open space, parks, children's recreation, preserving orchards, and strong cycling and walking paths. It's a safe place to ride around and take in the beautiful views.	Anonymous	2022-07-13 00:19:34 UTC	2022-09-06 15:05:30 UTC
I hope it has retained and even reclaimed some of it's "Mayberry" charm.	Anonymous	2022-07-15 02:11:21 UTC	2022-09-06 15:05:30 UTC
Don't lose our charming ' unique Town	Anonymous	2022-07-22 14:23:35 UTC	2022-09-06 15:05:30 UTC
I sure hope Palisade started investing in it's youth and celebrating it's senior population by offering Recreation programs to keep everyone engaged and active in the community!	Anonymous	2022-07-27 21:29:27 UTC	2022-09-06 15:05:30 UTC
Still quaint, full of orchards, small town feel	Anonymous	2022-08-09 14:02:12 UTC	2022-09-06 15:05:30 UTC
SMALL!!!	Anonymous	2022-08-09 20:49:01 UTC	2022-09-06 15:05:30 UTC
Mayberry	Anonymous	2022-08-09 21:00:23 UTC	2022-09-06 15:05:30 UTC
I would hope that it is the same that it is now. Some tourists. Some small festivals. Friendly people. Bikes and river floaters. Great restaurants.	Anonymous	2022-08-16 18:42:58 UTC	2022-09-06 15:05:30 UTC
<b>Which are the three most important issues for you and for Palisade right now? (week 4)</b>			
1. Keeping the quiet and peaceful character of the town; 2. preventing Palisade from becoming subject to real estate speculation; 3. encouraging businesses that serve the residents over tourists.	Anonymous	2023-01-16 05:47:41 UTC	2023-01-16 15:22:31 UTC
Safe environment, open space, limited growth.	Anonymous	2022-12-07 23:06:52 UTC	2022-12-09 18:23:13 UTC



<p>When I first moved to Palisade, the Farmers Market was only on 3rd Street between Main an Kluge. Over the years, it has morphed into something more resembling a flea market or carnival. Long gone are the days where the Market was predominantly fresh garden items and prepared food. It's a tourist driven joke now. And, the exponential growth in attendance, the additional blocking off of 3rd Street between Main and the City Building, and blocking of Main Street between 2nd Street and South of 3rd Street now creates a significant public safety hazard. During the Sunday Market, the Northeast corner of the town is effectively isolated from fire and ambulance emergency services. Add the mass of pedestrian traffic and vehicle traffic, and this becomes much more than a inconvenience to local residents, it potentially restricts emergence services. If this venue is to continue, it must be relocated.</p> <p>The last Peach Festival attracted 16,000 attendees. Again, this creates a huge emergency services problem for more than fire and ambulance services. Palisade PD does not have the resources to provide adequate public safety without the assistance of the Mesa County Sheriffs Office. This same issues echoes with the Wine Festival (and its DUI problem, or rather lack of DUI enforcement), and all the other festivals. The Wine Festival in particular needs a very visible presence of DUI enforcement. We've been lucky up to this point, but eventually we will see a traffic fatality as a result of this event. If the burden of public safety expenses for these events are going to continue to be a laid on the shoulder of Palisade taxpayers, then there needs to be strict limits on attendance. In other words, ticket sales in advance, and once the tickets are sold out, there's no more to be sold.</p> <p>As of today, there is no limit to the number of establishments that can sell or serve or sell alcohol. The Town Administration virtually rubber stamps all applications for liquor permits. There needs to be a limit here. Period.</p>	Anonymous	2022-12-03 00:04:35 UTC	2022-12-09 18:23:15 UTC
<p>When I moved to Mesa County 24 years ago, Palisade had a reputation as a community with a hard nosed attitude on speeding. My cousins warned me right after I moved her "don't get caught speeding in Palisade. You'll get a ticket."</p> <p>Recently, it's gotten slightly better with the change in PD leadership, but it's still a long way off. PD needs to vigorously enforce DUI laws. With the brewery and distillery, DUI enforcement should be like shooting fish in a barrel. WAAAYYY too many DUI drivers in town due to these two businesses. But, the town seems to hand out licenses to sell alcohol like Halloween candy in an effort keep from offending all of the wineries that ARE NOT within town limits. So sick of drunk annoying tourists.</p> <p>And, that leads me to a local brewery. This place forcibly submits half the town to music from some horrible bands 2,3, 4 nights a week. As soon as the weather warms up every year, I can't enjoy a peaceful weekend evening in my back yard any more without being auditorilly assaulted by this place. NO MORE OUTSIDE AMPLIFIED MUSIC ANYWHERE NEAR PEOPLE THAT LIVE HERE!</p> <p>The restrictions on home based business under Palisades master plan is ridiculous. This part of the master plan needs to be gutted. Also, restrictions on other business types are too strictly defined under the 2007 master plan. This only serves the interests of property and business owners that only want low paying tourism based business here.</p>	Anonymous	2022-12-02 23:20:48 UTC	2022-12-09 18:23:17 UTC
River access and bank asthetics at Riverbend, remove concrete and thin trees to allow more benches. Safer, bike lanes on busier roads like North River and US 6. Healthy plan for growth to allow new businesses that make sense and enhance our small town.	Anonymous	2022-11-16 15:49:38 UTC	2022-11-28 16:34:41 UTC
A permanent stage/band shelter at Riverbend.	Anonymous	2022-11-09 21:16:51 UTC	2022-11-28 16:34:43 UTC
Renovate the downtown public restroom. That building used to be so cool when it was the glass blowing shop. Can we uncover that treasure and make a nice restroom?	Anonymous	2022-11-09 21:14:31 UTC	2022-11-28 16:34:46 UTC
1. A full-time (24 hour) police department. 2. A full-time fire department. 3. 24 hour ambulance service with paramedic on-duty.	Anonymous	2022-11-07 22:46:50 UTC	2022-11-28 16:34:48 UTC
1. Lack of enforcement of traffic laws, especially on the weekends. That includes vehicle traffic and bicycle traffic. 2. An excess of intoxicated tourists, especially those on bicycles who seem to think that they own the roads. 3.Trying to balance residential growth with business growth.	Anonymous	2022-11-07 22:15:47 UTC	2022-11-28 16:34:50 UTC



It would be great to see housing opportunities along with commercial development. Second story housing above small businesses would be wonderful. Some housing density would help resolve the lack of affordable homes, however, it must have adequate parking in order not to become a slum,	Anonymous	2022-11-07 22:19:26 UTC	2022-11-28 16:34:51 UTC
Completing the widening of North River Road. Smart residential and commercial growth. A plan to sustain the business community during the winter months.	Anonymous	2022-10-26 22:11:51 UTC	2022-10-28 16:09:40 UTC
INVEST IN YOUR RESIDENTS!!! Tourism \$\$\$ are nice but it's ultimately our property taxes that keep this Town moving forward!	Anonymous	2022-09-27 14:22:35 UTC	2022-09-28 13:48:34 UTC
Bike lanes especially on f road	Anonymous	2022-09-24 01:17:49 UTC	2022-09-26 15:57:00 UTC
Maintaining small town vibe, vineyards and farms, strong infrastructure	Anonymous	2022-09-22 23:16:48 UTC	2022-09-26 15:57:02 UTC
balanced growth, infrastructure, careful future planning	Anonymous	2022-09-19 16:43:06 UTC	2022-09-26 15:57:04 UTC
Infrastructure, Responsible Growth and tourism that is economically sound with sustainability efforts towards the impact of the town.	Anonymous	2022-06-22 21:06:44 UTC	2022-09-06 15:05:30 UTC
In no particular order: - Maintaining small town feel - Protecting the vineyards and orchards from city-sprawl - Infrastructure improvements for current residents of Palisade	Anonymous	2022-06-23 20:06:32 UTC	2022-09-06 15:05:30 UTC
1. Preserve the historic character of town- create a historic preservation district and design standards. Fear- tear downs or major remodels that will change the character of the buildings. 2. Preserve the agricultural heritage 3. Allow for more short term rentals to keep people in town and increase lodging taxes which can be used for a bigger pool, community center and other needed amenities, street and infrastructure improvements.	Anonymous	2022-06-28 22:36:44 UTC	2022-09-06 15:05:30 UTC
Water, Infrastructure, Growth Management	Anonymous	2022-06-30 16:07:36 UTC	2022-09-06 15:05:30 UTC
Providing a sensible development and growth path for the Town of Palisade that allows development of residential areas, but also puts the burden of infrastructure development on the developers. Not the town.	Anonymous	2022-06-30 16:26:03 UTC	2022-09-06 15:05:30 UTC
Right now the Traffic is #1 to me. I cant get out of my street most days now. We need roundabouts or stoplights on Elberta from 1-70 to Highway 6. Flashing signs for speed is a waste of money- nobody heeds it!! I think a roundabout somewhere off 1-70 to slow traffic- maybe at Golden gate area, then a traffic light or roundabout at highway 6 from Elberta- you cant even get across it most days June-Oct. too many streets with frontage roads, and too much traffic on highway 6. #2nd We need MORE Police activity. Where are they? I see them once a week- rest of the time, everyone knows they arent around- its a known fact to the townspeople. #3 We need Animal control badly. Either a contract with Mesa County, or our own Animal control officer. Loose dogs are out of control here. #4th Doing more for Residents than the tourists. residents feel like we dont matter anymore. Its all about the tourists.	Anonymous	2022-06-30 20:27:25 UTC	2022-09-06 15:05:30 UTC
-Sustainable Tourism and community involvement -Action regarding agricultural water rights and climate change -Town infrastructure improvement	Anonymous	2022-06-30 21:30:04 UTC	2022-09-06 15:05:30 UTC
1.Update infrastructure; roads, water and sewer, bridges, etc.2. Create recreation programs for residents, specifically youth. 3. Keeping Palisade a small, safe, tight-knit community.	Anonymous	2022-07-01 00:17:53 UTC	2022-09-06 15:05:30 UTC
1) A return to a focus on the needs of residents for town capital improvements and infrastructure, and impacts on residents of new development; 2) examine and evaluate all tourism-related activities (current and future) against metric of "is this appropriate or beneficial to our town;" 3) revisit and update building and construction codes – ones for new construction or flippers and perhaps another set that are more suited for in-place (and long term) residents on small to medium-sized improvements to their property. Not one size fits all.	Anonymous	2022-07-02 21:37:30 UTC	2022-09-06 15:05:30 UTC

1) Fix the intersection of Elberta and Front St. It's awful turning there and dangerous. 2) Reinstate Children's Parks and Rec Programs or consider a community center. 3) Large sidewalks and cycling pathways.	Anonymous	2022-07-13 00:34:32 UTC	2022-09-06 15:05:30 UTC
Build a Waterpark near where the sewage ponds are after they are removed ; Repave our streets; Build homes that are not 5 feet apart	Anonymous	2022-07-22 14:28:22 UTC	2022-09-06 15:05:30 UTC
We have all this money & all these grants but little has been done. The roads are awful. The street sweeper continues to peel up the asphalt that's falling apart. Our timeline to improve our sewage is closing plus it stinks up our park & neighborhoods. We have more town staff with higher wages from just a few years ago but a lot less is being done around town. I believe we could be doing a lot better then what we have been getting.	Anonymous	2022-07-27 17:21:42 UTC	2022-09-06 15:05:30 UTC
Figuring out a balance between tourism/tourist's and retaining residents. Too many tourists in town being terrible visitors are going to make residents fed up and want to leave.	Anonymous	2022-07-27 21:43:40 UTC	2022-09-06 15:05:30 UTC
Please remember that some of us actually live in town, having made conscious decision to do so many years ago. The last few years, it seems that the entire focus has been on more tourism: more people, more traffic, more live (loud) music, more alcohol, more festivals/events. Business owners have come here to plunder and maximize profits. They give nothing back to the town, yet their businesses have a huge negative impact upon actual residents. Drunks on rental bicycles, food trucks/trailers, and the proliferation of alcohol consumption has not had a positive impact upon those of us who actually live here. For the benefit of those of us who live in Palisade, it would be extremely beneficial if at least one of the three parks could be designated as requiring dogs be on a leash. It has become unsafe for senior citizens, walking small dogs on leashes, to use any of the three parks. Some of our neighbors now drive their dogs to Canyon View Park in GJ in order to be safe for their animals and avoid confrontation from the off-leash dog owners, many of them very aggressive, who insist they have a right to all three of the park areas. Residents are no longer the focus of the Town, it is all about tourists, music, festivals, and alcohol consumption.	Anonymous	2022-07-27 22:51:02 UTC	2022-09-06 15:05:30 UTC
1. Growth related to housing prices; 2. Ensuring future viability of agriculture 3. Ensuring tourism is thriving but not taking over	Anonymous	2022-08-09 14:03:01 UTC	2022-09-06 15:05:30 UTC
Only 2: Infrastructure Making sure us residents don't get run out of our own town, or become so forgotten we choose to leave. You're getting close Palisade!	Anonymous	2022-08-09 21:02:36 UTC	2022-09-06 15:05:30 UTC
	Anonymous	2022-08-16 18:44:12 UTC	2022-09-06 15:05:30 UTC
<b>Do you want to see more housing in Palisade and if yes, what types? (week 5)</b>			
Not until better limits are placed on overnight rentals. Houses within walking distance of town, especially the library, Post Office and grocery store should be reserved for residents and not be overnight rentals.	Anonymous	2023-01-16 06:00:08 UTC	2023-01-16 15:22:35 UTC
Very limited! Utilize the houses and business venues that are here now. New construction should maintain the small western town feel that characterizes it now.	Anonymous	2022-12-07 23:08:33 UTC	2022-12-09 18:23:19 UTC



I don't want to see more housing built in Palisade. Each new house will put 2 more cars on the street. It's impact is much greater than I can state in a few sentences. What is the ultimate goal? Do the people of Palisade want to become another Grand Junction? Is growth for the best? Aspen refused to let apartments and housing be built and it made Aspen more unique with its property values skyrocketing and the old houses being fixed up, and more people wanting to enjoy small Aspen. I don't think building a bunch of tract housing will make Palisade more attractive. Who are the people calling for growth and what are their motives? Are they concerned about the quality of life in Palisade? Is growth going to make the quality of life in Palisade better?? In what way? For who?? Many of us have experienced our city growing to the point that we no longer wanted to live there. Palisade is an oasis in a country of big and growing cities. It's hard to find a town like this. Do the people of Palisade want hotels, fast food restaurants, big stores and lots of busy traffic? Maybe we should take a vote?	Anonymous	2022-11-17 20:43:06 UTC	2022-11-28 16:34:58 UTC
No. Clifton and GJ are close enough to offer housing beyond what Palisade already has established.	Anonymous	2022-11-16 16:07:05 UTC	2022-11-28 16:35:01 UTC
Yes not not trailer homes or big subdivisions. It would be great to have some homes for locals NO short term rentals. They will ruin the town like they do in all tourist towns.	Anonymous	2022-11-09 01:56:37 UTC	2022-11-28 16:35:03 UTC
More single family residences.	Anonymous	2022-10-26 22:05:49 UTC	2022-10-28 16:09:41 UTC
Jesus, NO!!!	Anonymous	2022-09-27 14:23:18 UTC	2022-09-28 13:48:41 UTC
No thank you	Anonymous	2022-09-23 14:49:07 UTC	2022-09-26 15:57:07 UTC
Some nice rental locations but NO high density housing	Anonymous	2022-09-22 23:17:41 UTC	2022-09-26 15:57:09 UTC
I'd like to see careful planning in housing that fits with the existing community feel and will bring people that will support current and future businesses.	Anonymous	2022-09-19 16:44:43 UTC	2022-09-26 15:57:10 UTC
yes. absolutely. towns must grow in order to survive. Palisade needs avoid the pitfalls of high density, and even some medium density residential developments. Or ToP risks becoming East Clifton.	Anonymous	2022-06-30 16:27:17 UTC	2022-09-06 15:05:30 UTC
No- Palisade needs to stay SMALL, Agricultural, and Charming. This is why people come here!!! If we keep building homes- its no longer a small charming town- it will just look like every other place!!!	Anonymous	2022-06-30 20:28:55 UTC	2022-09-06 15:05:30 UTC
Palisade does not need any more housing, especially no high-density housing near the orchards or the heart of town. I could see an apartment building out by I-70 as being a benefit, so that there would be an option for people of varying incomes, but it's not a top priority. Another hotel out by I-70 would be nice so that the tourists could spend the night in town more easily, rather than giving their money to Grand Junction, but it's not necessary. In this case, smaller is better, in my opinion.	Anonymous	2022-07-02 05:04:31 UTC	2022-09-06 15:05:30 UTC
NO, NO, NO, HEEELLLL NO!!!	Anonymous	2022-07-08 20:17:38 UTC	2022-09-06 15:05:30 UTC
No but some realistic rent costs would be nice.	Anonymous	2022-07-09 00:47:30 UTC	2022-09-06 15:05:30 UTC
No more housing. The old houses are what gives the town it's charm and makes people want to live and visit here. No need to turn it into suburbia.	Anonymous	2022-07-13 00:35:26 UTC	2022-09-06 15:05:31 UTC
Nope!	Anonymous	2022-07-15 02:12:03 UTC	2022-09-06 15:05:31 UTC
No high-density housing of any kind! We are not a suburb of GJ. We are a stand-alone thriving small community consisting of primarily single family housing. IF more housing is proposed/planned it needs to be appropriate in size and style to the neighboring environment, matching the culture of the town -- i.e. smaller homes; no starter castles; no townhome style communities. Further, any new housing needs to meet green building standards.	Anonymous	2022-07-17 19:10:26 UTC	2022-09-06 15:05:31 UTC
Fix up run down houses that already exist	Anonymous	2022-07-22 14:31:11 UTC	2022-09-06 15:05:31 UTC

Maybe some, but not a lot - Palisade is unique because of it's smaller size.	Anonymous	2022-08-09 14:03:28 UTC	2022-09-06 15:05:31 UTC
NONE!!! Most of us who have bought homes in Palisade have done so BECAUSE Palisade is a small community!	Anonymous	2022-08-09 20:52:58 UTC	2022-09-06 15:05:31 UTC
I think it's unrealistic to say "no more housing development" but I do not like the idea of high density development.	Anonymous	2022-08-16 18:45:12 UTC	2022-09-06 15:05:31 UTC

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

There desperately needs to be a balance of business types in Palisade. Right now, the vast majority of businesses in Palisade exist to only serve tourists. All other business interests has been discouraged, frowned upon, or simply blackballed by local business interests outside the towns corporate limits to preserve the town proper as their own playground and promotional tool without any benefit to Palisade residents.			
Commercial development should fit in a balanced approach to business inside Palisade. Its the smartest way to create a stable local economy. As long as it serves to some degree to benefit the local community with something other than property and sales tax revenue, some consideration needs to be given to commercial endeavors.	Anonymous	2022-12-03 00:17:13 UTC	2022-12-09 18:23:23 UTC
Downtown specifically needs diversity and more options but space is a premium so either we grow downtown a block or so or ride with what's there. We could build better space for library to move so not downtown. Also, figure way to help Food Mart to relocate so that space incorporated into downtown shopping and more.	Anonymous	2022-11-16 16:09:51 UTC	2022-11-28 16:35:12 UTC
Fun shops, galleries and food establishments. Less office spaces in prime retail areas. 3rd and Main.	Anonymous	2022-11-09 21:11:55 UTC	2022-11-28 16:35:14 UTC
We need more restaurants geared toward the local population, and a tire center.	Anonymous	2022-10-26 22:13:14 UTC	2022-10-28 16:09:42 UTC
Could we get some "real" restraunts? One's that are open daily, serve "regular" food, not some fancy 2 bite plates that cost a million dollars. I'm talking regular mom and pop, greasy spoon, diners!!! Mcuh like 357 but with food that is actually edible.	Anonymous	2022-09-27 14:25:59 UTC	2022-09-28 13:49:29 UTC
I would like to see more retail vs. office growth but that's a function of increased population base. I like having restaurants and little shops but it's hard for owners to sustain that if the population is "over controlled" -	Anonymous	2022-09-19 16:46:18 UTC	2022-09-26 15:57:37 UTC
Restaurants that are actually affordable and OPEN regularly, more local mom and pop shops	Anonymous	2022-07-08 20:18:34 UTC	2022-09-06 15:05:31 UTC
No we are close enough to a major town for any commercial needs	Anonymous	2022-07-09 00:46:41 UTC	2022-09-06 15:05:31 UTC
Commercial services and businesses in the form of locally owned arts and crafts that will cater to the tourists and locals alike. We need shops so that walk-by traffic will stop in.	Anonymous	2022-07-09 03:25:30 UTC	2022-09-06 15:05:31 UTC
We feel that the restaurant options could definitely be expanded in Palisade, especially during tourist season. Many times the current restaurants are full, and the locals who just want to pop over for a meal without a reservation are out of luck. As locals, we'd frequent more restaurants, even during the shoulder season, if they were available.			
As previously mentioned, another hotel by the interstate would be helpful.			
Other than that, we don't want to see any more commercial businesses in Palisade. We prefer the small town feel and enjoy the little local businesses we have. (Yes, we know we can't have it both ways... but you asked!) ;)	Anonymous	2022-07-11 07:25:42 UTC	2022-09-06 15:05:31 UTC
More affordable local restaurants. Encourage small busines start-ups to stay here.	Anonymous	2022-07-13 00:36:22 UTC	2022-09-06 15:05:31 UTC
Paddleboarding at Riverbend.	Anonymous	2022-07-13 00:36:42 UTC	2022-09-06 15:05:31 UTC



	NO!	Anonymous	2022-07-22 14:33:07 UTC	2022-09-06 15:05:31 UTC
	Yes a few....For restaurants, we've lost the "locals" café now that Fidel's has focused it's marketing and menu to tourists. The "greasy spoon" kind of place you find in most small towns in America where locals meet and talk and have an affordable and standard breakfast and lunch items without TV. Thank goodness for Slice O! Other retail could perhaps be a locally owned bookstore specializing in local recreational books/maps -- could also host readings. Perhaps a gourmet foods shop that has an olive/cheese/cracker selection where locals can shop for fresh items (not available at FFT) and visitors can build a box lunch for their day's adventure. I miss the kind of gift shop like Lupita's (housed in the bank building a few years back) with some smaller, unique home furnishings, cards and gift items.	Anonymous	2022-07-25 14:13:20 UTC	2022-09-06 15:05:31 UTC
Clean kitchen	No one asked for a clinic. But a lot of people wanted a small business incubator type place. Where they could rent space with a clean kitchen to make all kinds of items. Palisade is a blue collar community & the town doesn't support us. Instead they focus all their efforts into tourist. But if it wasn't for the local crafts, amazing fruits & vegetables & adult establishments the tourists would move on. Let's find ways to support & encourage our diverse community instead of finding new commercial businesses.	Anonymous	2022-07-27 16:36:47 UTC	2022-09-06 15:05:31 UTC
Clean kitchen	No one asked for a clinic. But a lot of people asked for a small business incubator type place. Where they could rent space to make all kinds of products in a clean kitchen. It would be nice to support the business we already have instead of finding new commercial businesses. The tourists love the unique crafts, amazing food & adult establishments. They want local, fresh, handmade items it's what makes Palisade so special. Why not have better support systems during the winter? Quality is what we should be striving for the Town of Palisade.	Anonymous	2022-07-27 16:50:05 UTC	2022-09-06 15:05:31 UTC
	Sure, year-round restaurants would be great, and honestly more establishments that serve food in general (they don't have to be chains, local is great). I think there's too much alcoholic establishments and too few food establishments.	Anonymous	2022-08-09 14:04:03 UTC	2022-09-06 15:05:31 UTC
	This is kind of a laughable situation in Palisade. We market the hell out of it to get people to visit and then have little to no options for dining, loding and shopping. Seem's a\$\$ backwards to me.	Anonymous	2022-08-09 20:54:41 UTC	2022-09-06 15:05:31 UTC
	I don't feel we need any more commercial use. We pretty much have what we need at this point in time.	Anonymous	2022-08-16 18:47:28 UTC	2022-09-06 15:05:31 UTC
<b>When it comes to managing growth, would you rather have future buildings go up in height in specific areas of Palisade to use less land or for growth to extend further out to maintain the view corridors? (week 7)</b>				
	Tall buildings in Palisade is going to block the wonderful views and change the landscape. I have a difficult time believing it would even be a suggestion.	Anonymous	2022-11-17 20:46:21 UTC	2022-11-28 16:35:28 UTC
	Protect orchards and vineyards and open space. Grow downtown up and out a block or so.	Anonymous	2022-11-16 16:10:55 UTC	2022-11-28 16:35:29 UTC
	I only care about keeping farmland. I'd contribute to conservation easements. Future generations will need food	Anonymous	2022-09-24 01:18:42 UTC	2022-09-26 15:57:53 UTC
	I like the idea of going up as long as it is planful. When lots are small and land is limited, up is the only option.	Anonymous	2022-09-19 16:47:16 UTC	2022-09-26 15:57:55 UTC
	Keep the expansion limited. Be mindful of the views and also night light-pollution.	Anonymous	2022-07-14 18:18:36 UTC	2022-09-06 15:05:31 UTC
	We cannot infringe on the views that make Palisade so amazing. The tourists are here because of the small town atmosphere. Agriculture wine and the views. They want to escape the city, Unless tourism is not driving the economy here?	Anonymous	2022-07-15 01:48:39 UTC	2022-09-06 15:05:31 UTC
	Neither!	Anonymous	2022-07-15 02:03:48 UTC	2022-09-06 15:05:31 UTC
	If we are more selective about what occupies the spaces we currently have, neither of these options will be necessary.	Anonymous	2022-07-15 02:14:28 UTC	2022-09-06 15:05:31 UTC
	Certain areas are currently an eyesore. Perhaps start with raising standards of maintenance. Maybe limited shorter multi-housing by the interstate where views won't be compromised. Set limits on orchard development and developers must fund some green space/town beautification. But we know developers will pass that expense on to buyers, which will continue the home price increase.	Anonymous	2022-07-15 02:57:26 UTC	2022-09-06 15:05:31 UTC
	Keep the growth Further out from our town please! Keep the Palisade corridor open land with orchards and vineyards. Put growth east towards Clifton!!	Anonymous	2022-07-17 03:03:46 UTC	2022-09-06 15:05:31 UTC

Could there be a growth plan from this process that makes this question unnecessary? Let's instead improve the management and development of those already targeted zoned areas and existing commercial areas. Use the elements of this new plan to manage those very areas first. No tall structures ever please! Maintaining the view corridors is essential to the culture and integrity of our small community. Would instead encourage the purchase the development rights of any properties east of town to come up for sale to extend our green belt between Clifton and Palisade.	Anonymous	2022-07-20 16:10:33 UTC	2022-09-06 15:05:31 UTC
KEEP AS IS	Anonymous	2022-07-22 14:34:02 UTC	2022-09-06 15:05:31 UTC
Our views make Palisade special. Offering a sweet deal to one lady to remove our only public restroom to put in a several story hotel while tax payers pay for parking along the train tracks shows how our current town administrator runs a buddy system and doesn't follow the current codes. The town attorney insures the town administrator gets what she wants. I miss the days when the former town attorney represented the citizens & safe guarded the town so we were not in so many lawsuits.	Anonymous	2022-07-27 16:24:35 UTC	2022-09-06 15:05:31 UTC
Stop trying to "expand" Palisade! No one wants that, we all moved here because it's a small Town. If we wanted to live somewhere larger we would have bought homes in GJ!!!	Anonymous	2022-07-27 21:34:08 UTC	2022-09-06 15:05:31 UTC
No tall buildings. Palisade is all about the views.	Anonymous	2022-08-16 18:47:52 UTC	2022-09-06 15:05:31 UTC

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

The views and the access to the river and nearby hiking trails. OPEN SPACE!	Anonymous	2022-12-07 23:15:54 UTC	2022-12-09 18:23:29 UTC
The river and the mtn views	Anonymous	2022-11-17 20:47:52 UTC	2022-11-28 16:35:33 UTC
100% the river	Anonymous	2022-11-16 16:13:56 UTC	2022-11-28 16:35:34 UTC
The river. I've been a paddler for 50 years and enjoy this amenity every month of the year.	Anonymous	2022-10-26 22:13:57 UTC	2022-10-28 16:09:46 UTC
I would say our wonderful spring fed water up until recently...shame on you Palisade!!!	Anonymous	2022-09-27 14:26:30 UTC	2022-09-28 13:48:44 UTC
Parks and walking/hiking areas	Anonymous	2022-09-22 23:18:55 UTC	2022-09-26 15:57:59 UTC
the river access	Anonymous	2022-09-19 16:47:30 UTC	2022-09-26 15:58:01 UTC
The Rim Trail and Riverbend Park are both stunning places to spend time.	Anonymous	2022-07-21 00:09:35 UTC	2022-09-06 15:05:31 UTC
River, Mesa , Orchards	Anonymous	2022-07-22 14:35:48 UTC	2022-09-06 15:05:31 UTC
We love the Palisade Rim Trail, views of the orchards, vineyards, Bookcliffs, Grand Mesa, and even views of the Monument off in the distance. There could be a more extensive hiking trail along the river without a negative impact.	Anonymous	2022-07-22 20:33:44 UTC	2022-09-06 15:05:31 UTC
Riverbend Park. It's the "gold mine" of our community. Accessible, partially developed to meet many recreational needs. It is treasured by our town residents and treated respectfully in keeping it clean. For many, it is the social center of Palisade. Leave the west end undeveloped and rough. Proceed with caution on any more development and more festivals/events please.	Anonymous	2022-07-25 13:56:36 UTC	2022-09-06 15:05:31 UTC
What a great park. The only thing that needs improvement is the west end. It was suggested years ago to preserve the old pads that once had the picker homes. Instead the trees & weeds continue to degrade our historical site. It's completely neglected. There is one sign that talks about the history. We say we want to preserve the agricultural history & this would be the perfect place to do that. One picker home would be a great addition! Please don't let it continue to fall apart. It's part of our history!	Anonymous	2022-07-27 16:59:02 UTC	2022-09-06 15:05:31 UTC



River Bend Park. Sure would be nice to add a swim area and swim beach now that a lot of the Tamrisk has been cleared.	Anonymous	2022-07-27 21:08:19 UTC	2022-09-06 15:05:31 UTC
Our world class drinking water!	Anonymous	2022-07-27 21:19:11 UTC	2022-09-06 15:05:31 UTC
Hard to beat Riverbend Park	Anonymous	2022-08-04 21:01:33 UTC	2022-09-06 15:05:31 UTC
The views of Mt. Garfield and the Mesa (oh and the National Monument actually)	Anonymous	2022-08-09 14:04:39 UTC	2022-09-06 15:05:31 UTC
Water	Anonymous	2022-08-09 20:59:42 UTC	2022-09-06 15:05:31 UTC

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

Riverbend. I hike there 3 to 5 times a week.	Anonymous	2022-12-07 23:16:30 UTC	2022-12-09 18:23:30 UTC
Riverbend for river access and the park for family and friend events	Anonymous	2022-11-16 16:15:06 UTC	2022-11-28 16:35:36 UTC
None. At one time the east end of Riverbend was set aside for dogs on leash. Large, off leash dogs have now taken over every park in town. It is no longer safe to walk dogs on leash. A community center could tie Riverbend Park to the trail, to town and create a space that benefits many users. It is a shame that so much attention was put into The Plunge, which serves a very small segment of visitors and benefits only a couple of business people. That much effort to connect the Riverfront Trail allowing for travel all the way to Fruita would have brought thousands of riders and hikers and been of much more benefit to Palisade and the general recreation population. Not working on tying the trails together is very short sighted. We drive out bikes from here to GJ or Fruita in order to ride that fabulous trail along the river. A massive opportunity missed.	Anonymous	2022-11-07 22:30:06 UTC	2022-11-28 16:35:38 UTC
Riverbend Park for walks, bicycling and the river access at Harkey's.	Anonymous	2022-10-26 22:14:40 UTC	2022-10-28 16:09:47 UTC
Peach Bowl	Anonymous	2022-09-23 14:49:42 UTC	2022-09-26 15:58:06 UTC
Peach bowl park first, riverbend second	Anonymous	2022-09-22 23:19:41 UTC	2022-09-26 15:58:08 UTC
I use them all for different reasons...I love having them	Anonymous	2022-09-19 16:47:55 UTC	2022-09-26 15:58:14 UTC
I like the playgrounds at Peachbowl Park for my small children and I like Riverbend for taking walks. The only park we generally don't utilize is the one by the skate park because of the older children and sometimes adults who are around. They are not always kind to me or my children and my kids are often uncomfortable there.	Anonymous	2022-07-27 18:28:36 UTC	2022-09-06 15:05:31 UTC
Riverbend. River access, walking trail, picnics, fishing.	Anonymous	2022-07-27 21:09:20 UTC	2022-09-06 15:05:31 UTC
A thought about Peachbowl Park...what a waste! Thos park is a wonderful space but is grossly underutilized because no one seems to care for it. The baseball park is in shambles which is a shame! Kids should be able to use the space for a pick-up game of baseball, the volleyball pits are full of weeds and cat poop, the play grounds are tiny, the open space isn't used or marketed at all. There could be so much more happening there!	Anonymous	2022-07-27 21:39:59 UTC	2022-09-06 15:05:31 UTC
Great park with lots of activities. Could use some shade for parents watching children at the playground.	Anonymous	2022-07-28 14:23:51 UTC	2022-09-06 15:05:31 UTC
Riverbend Park - we walk there	Anonymous	2022-07-28 15:06:27 UTC	2022-09-06 15:05:31 UTC
All three. We love Riverbend for it's size and trees. We homeschool, walk, bike and play there. My kids love running around at the playgrounds at peachbowl after swimming. And my son loves the skate park, he wants to go constantly.	Anonymous	2022-07-29 14:30:41 UTC	2022-09-06 15:05:31 UTC
Riverbend. It's my sanctuary. I'm a 20 year resident and I use it all year-round. Dog walking, picnicking, quiet walks, meditation, socialization, bird watching, rafting, bicycling, and walking in sun/rain/snow. Hope to take up disc golf soon too!	Anonymous	2022-07-29 20:05:05 UTC	2022-09-06 15:05:31 UTC

We love to walk and bike through Riverbend Park. The zipline at the playground there is great for kids as well. Peach Bowl Park has so much potential but needs to have some money invested into it to clean it up and the pool really needs to be expanded for how many people use it on all the hot summer days we have.	Anonymous	2022-08-04 20:57:52 UTC	2022-09-06 15:05:31 UTC
Veteran's Park - my church meets there! I would use River Bend substantially more if I could do it as a running loop - I avoid it now because if you run it towards Clifton it just dumps you out on G road, where traffic is going 55 miles per hour.	Anonymous	2022-08-09 14:05:17 UTC	2022-09-06 15:05:31 UTC
Veterans Park is beautiful and right in the middle of Town. It would be great if we could fix up the crumbling Community Center and have more community events there.	Anonymous	2022-08-09 20:56:16 UTC	2022-09-06 15:05:31 UTC
Why is all the grass at Peachbowl Park dead or dying? I know water is scarce but it seems like we could cut back somewhere else and keep our park facilities looking attractive. If not, could we instead invest in some Zeroscaping?	Anonymous	2022-08-09 20:58:11 UTC	2022-09-06 15:05:31 UTC
I love all the parks in Palisade. Please keep the homeless from inhabiting them like in GJ so we can continue to enjoy them!	Anonymous	2022-08-09 20:59:20 UTC	2022-09-06 15:05:31 UTC
The bmx park is also wonderful but needs shade and potable water.	Anonymous	2022-08-11 02:04:40 UTC	2022-09-06 15:05:31 UTC
Riverbend Park. I go there almost every day with my dogs. (...and yes, I scoop their poop along with any other that I see).	Anonymous	2022-08-16 18:50:23 UTC	2022-09-06 15:05:31 UTC

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

Hiking	Anonymous	2022-12-07 23:16:44 UTC	2022-12-09 18:23:31 UTC
I ride my dirt bike (motorcycle) right out my back yard and onto BLM land. That's Awesome! We are surrounded by BLM (that's public land) and there's a huge variety of options. I can ride my dirt bike from my back yard to the top of the Grand Mesa. There's tons of 4 wheel drive and OHV access around here. It's not just about bicycles and hikers. SHARE THE PUBLIC LAND! It's for all to enjoy.	Anonymous	2022-12-03 00:28:45 UTC	2022-12-06 15:51:04 UTC
It would be cycling if this were a safe bicycling community, however, it is not. I haul my bike to trail heads in Fruita and/or GJ in order to ride the well protected trail along the river. This has been a missed opportunity for Palisade, who was sold a bill of goods by a couple of guys who wanted the Palisade Plunge to be their legacy. I can start out in Fruita and ride on a safe, well protected, well maintained concrete trail. When you are near 80 that is important, not something extreme where people die from dehydration.	Anonymous	2022-11-07 22:36:08 UTC	2022-11-28 16:35:52 UTC
All recreation in Palisade seems to be geared toward tourists! How about some REAL recreation opportunities in Palisade for the residents? Our youth need options for things to do, clubs to join, sports to play without having to drive to GJ. Would be nice to invest my \$ in programs that benefit Palisade rather than give all of my money for Rec participation to the city of GJ.	Anonymous	2022-09-27 14:28:40 UTC	2022-09-28 13:49:17 UTC
Wine tasting	Anonymous	2022-09-22 23:20:05 UTC	2022-09-26 15:58:16 UTC
walking, bike riding and floating the river	Anonymous	2022-09-19 16:48:44 UTC	2022-09-26 15:58:17 UTC
Biking around Town, though Riverbend Park, swimming at Peach Park, and paddleboarding.	Anonymous	2022-08-04 20:59:09 UTC	2022-09-06 15:05:31 UTC
We love to walk around town after dinner. It will be even easier to do this when the sidewalk project is complete!	Anonymous	2022-08-08 19:25:13 UTC	2022-09-06 15:05:31 UTC
We love to ride our bikes along the Scenic Fruit & Wine Byway, and around town. We would like to ride our bikes to the Palisade Rim Trail, too, but River Road doesn't have very wide shoulders.Would it be possible to widen the shoulders along River Road, Hwy 6 (and the roads that zigzag through the vineyards and orchards) to better accommodate cyclists & allow drivers a comfortable distance from them?	Anonymous	2022-08-08 19:28:42 UTC	2022-09-06 15:05:31 UTC
Running! Second - paddleboarding!	Anonymous	2022-08-09 14:05:30 UTC	2022-09-06 15:05:31 UTC
Wish I didn't have to drive so far for my kids to participate in organized sports!	Anonymous	2022-08-09 20:38:22 UTC	2022-09-06 15:05:31 UTC
Wish we could paddleboard on the ponds	Anonymous	2022-08-09 20:39:12 UTC	2022-09-06 15:05:31 UTC



the "ideal" recreation in Palisade would be any sort of recreation in Palisade that is geared towards residents rather than visitors, ie: Plunge, Hiking Trails, Wine Tours, River Floating. All great activities no doubt, but if we could have something, anything, more resident focused it would be appreciated.	Anonymous	2022-08-09 20:43:39 UTC	2022-09-06 15:05:31 UTC
Biking, paddleboarding, walking and smelling the orchards! I also 100% support the option to take the bus into Grand Junction - yay Grand Valley Transit!	Anonymous	2022-08-15 22:52:37 UTC	2022-09-06 15:05:31 UTC
I walk in Riverbend almost every day, I ride my bike (would love a bike lane along North River Road and Hwy 6&24) and I float the river in the summer.	Anonymous	2022-08-16 18:51:33 UTC	2022-09-06 15:05:31 UTC

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

Walking	Anonymous	2022-11-17 20:50:16 UTC	2022-11-28 16:35:57 UTC
Mostly bicycle and golf cart in the town core. Auto for the outlying areas. The town is quite bicycle and golf cart friendly.	Anonymous	2022-10-26 22:15:59 UTC	2022-10-28 16:09:50 UTC
Golf Cart! Don't take this away from the residents, we love it!	Anonymous	2022-09-27 14:29:03 UTC	2022-09-28 13:48:50 UTC
Walking and car	Anonymous	2022-09-22 23:20:22 UTC	2022-09-26 15:58:19 UTC
walk, golf cart, bike, sometimes vehicle	Anonymous	2022-09-19 16:49:03 UTC	2022-09-26 15:58:20 UTC
I walk to do all my errands in Downtown Palisade, eat at the restaurants, and walk around after dinner, and once the sidewalk project is done, that will be much easier. My husband likes to ride his bike, but the lack of shoulders on Highway 6 and River Road, etc, make that a little more complicated. For trips out to the south side of town, we usually drive. Wider shoulders for pedestrians and cyclists would make our job as drivers easier, too.	Anonymous	2022-08-10 17:00:20 UTC	2022-09-06 15:05:31 UTC
Mostly biking and walking and usually with my kiddo. It works for us, but it can be a bit scary since we lack sidewalks and there aren't really any dedicated bike lanes.	Anonymous	2022-08-10 19:56:16 UTC	2022-09-06 15:05:31 UTC
Biking, walking, driving. Would like to see speed limits lowered and noise enforcement along front street, along with more pedestrian crossings. From the High School to Ace should be 25mph with nice bike lanes given the amount of kids and pedestrians in the area. Speed should also be lowered near the rim trail, lots of pedestrians, families, and cyclists and vehicles doing 60+ right next to them	Anonymous	2022-08-11 02:02:31 UTC	2022-09-06 15:05:31 UTC
Golf cart and YES!!! We absolutely love that we can drive our golf cart in Palisade.	Anonymous	2022-08-11 12:15:23 UTC	2022-09-06 15:05:31 UTC
I live very close, so honestly I walk most places, it's very rare that I drive anywhere in Palisade, and I LOVE THAT part of it. If it's a little farther I bike!	Anonymous	2022-08-15 22:53:12 UTC	2022-09-06 15:05:31 UTC
I live in town and I try to ride my bike and/or walk to wherever I need to go.	Anonymous	2022-08-16 18:51:57 UTC	2022-09-06 15:05:31 UTC
Walking everywhere. Yes, it does. The town can identify those sidewalks that need repair to eliminate tripping hazards.	Anonymous	2022-08-20 01:58:17 UTC	2022-09-06 15:05:31 UTC
I walk or ride my bike all around town. It is very unsafe especially with the increase in tourism. I would love to have a walkable town instead we have a lot of potholes, poor patch work, crumbling roads and lack of continuous sidewalks. Please beautify Palisade with long overdue infrastructure needs!	Anonymous	2022-08-25 15:21:07 UTC	2022-09-06 15:05:32 UTC
I walk and ride my bike to do whatever needs to be done in Palisade. The side streets are not busy which helps and I like the neighborhood feel.	Anonymous	2022-08-26 22:05:33 UTC	2022-09-06 15:05:32 UTC

**If you could make one improvement to the infrastructure, such as roads, sidewalks, bike lanes, etc. to Palisade, what would it be? (week 12)**

Bury the overhead lines.	Anonymous	2022-12-07 23:18:23 UTC	2022-12-09 18:23:33 UTC
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A separate venue for the Sunday Market that doesn't cram a thousand tourists into residential neighborhoods surrounding downtown. The Town needs to explore that possibility of a parcel of land to accommodate events such as the Sunday Market that doesn't create a nuisance or a public safety hazard to residents. Something like this could be used for other events like car shows, flea markets and swap meets, or a place for kids to fly drones or other radio controlled toys.	Anonymous	2022-12-03 00:34:56 UTC	2022-12-06 15:51:14 UTC
Nice sidewalks	Anonymous	2022-11-17 20:50:45 UTC	2022-11-28 16:36:25 UTC
Fix or add sidewalks where needed.	Anonymous	2022-11-09 21:01:59 UTC	2022-11-28 16:36:26 UTC
Most streets in town need to be repaved. Street signs need to be accurate for the benefit of tourists trying to navigate. Bike lanes and sidewalks need to be upgraded. All of that should be viewed as one very important improvement.	Anonymous	2022-11-07 22:38:41 UTC	2022-11-28 16:36:28 UTC
Repair and repave 4th, 5th, 6th, 7th, and the other residential street in the town core.	Anonymous	2022-10-26 22:17:51 UTC	2022-10-28 16:09:52 UTC
Why pick just one? they are all equally important and far overdue to be made a priority by the Town.	Anonymous	2022-09-27 14:16:09 UTC	2022-09-28 13:48:52 UTC
Bike lanes	Anonymous	2022-09-22 23:20:37 UTC	2022-09-26 15:58:24 UTC
the roads are in horrific condition for the amount of traffic, in my opinion	Anonymous	2022-09-19 16:49:31 UTC	2022-09-26 15:58:25 UTC
Where sidewalks are not possible, please widen the shoulders to accommodate cyclists, pedestrians, or slower moving vehicles.	Anonymous	2022-08-17 18:44:32 UTC	2022-09-06 15:05:32 UTC
1. Sidewalks! We have a lot of unfinished areas without sidewalks (1st st comes to mind).2. Paint the roads!	Anonymous	2022-08-17 21:02:32 UTC	2022-09-06 15:05:32 UTC
Roads	Anonymous	2022-08-17 21:11:28 UTC	2022-09-06 15:05:32 UTC
Bury all of the overhead lines	Anonymous	2022-08-18 01:11:29 UTC	2022-09-06 15:05:32 UTC
I would add a roundabout at exit 42 to slow traffic down and also allow people to exit their streets! Traffic is terrible and drives too fast no matter how many signs are out on Elberta!!	Anonymous	2022-08-18 14:25:52 UTC	2022-09-06 15:05:32 UTC
I would make fiber optics available to each house in Palisade. Access to high-speed internet would enhance the quality of life of everyone here in Palisade.	Anonymous	2022-08-18 19:08:52 UTC	2022-09-06 15:05:32 UTC
Safer bicycle paths since Palisade promotes cycling!	Anonymous	2022-08-19 00:01:14 UTC	2022-09-06 15:05:32 UTC
Wide bike and pedestrian trails from the high school to Ace or even the rim trail. Slow down traffic by the rim trail. 25mph from highschool to Ace. Designated pedestrian crossings, especially to the pool from Riverbend across Front street. Bike lane to Clifton or connecting riverfront trail for cyclists.	Anonymous	2022-08-19 02:19:13 UTC	2022-09-06 15:05:32 UTC
Sidewalks a long both frontage roads from the high school all the way through town to the bridge. And, NO more temporary orange fencing during festivals (not a classy look). So,maybe roses or hedges (beautiful natural deterrents) between frontage roads and the highway to permanently encourage crossing in designated areas.	Anonymous	2022-08-19 03:37:20 UTC	2022-09-06 15:05:32 UTC
Improve the pedestrian corridor from the wine country inn and golden gate gas station to the rest of palisade. There is no safe pedestrian crossing on the bridge because there is no sidewalk.	Anonymous	2022-08-20 01:33:33 UTC	2022-09-06 15:05:32 UTC
I would like to see a traffic signal at the Hwy and Elberta. We don't need a roundabout. It's not THAT busy. CDOT public meetings are coming for discussion on options. If that project moves forward, then my second would be to improve/modify street lighting to be less harsh and more conducive for night sky viewing. Could be installation of amber color bulbs and eliminating middle of block lights in streets town.	Anonymous	2022-08-20 02:04:31 UTC	2022-09-06 15:05:32 UTC



Our roads are embarrassing, hazardous & long over do. Along with the sidewalks or lack of sidewalks. We want to promote a small town feeling but we do not take care of the residence who do walk, bike, push strollers around town but have to zig zag around the numerous obstacles to get from point A to point B. Typically if the road is going to be fixed that is a time you also add bike lanes and improve sidewalks so picking one seems to be a mute point.	Anonymous	2022-08-25 15:14:28 UTC	2022-09-06 15:05:32 UTC
High speed internet service	Anonymous	2022-08-26 20:46:47 UTC	2022-09-06 15:05:32 UTC

Do you have any suggestions to improve transportation services in Palisade? (week 13)

Yes, please widen the west end of North River Road. The narrowing of this road along side the metal buildings on Troyer make this road dangerous. We no longer bike or walk into town. There are many visiting cyclists who are unaware of the danger until they are on this road. I have seen many near accidents which could be fatalities. The residents along the west end of NRR were shown plans for the widening and over the past year no one can answer any questions as to if or when this will happen.	Anonymous	2022-12-19 08:45:09 UTC	2022-12-20 17:29:14 UTC
Bike lanes would be nice. Keep the traffic down. Put up signs to keep the rv folks off 1 st street and have them go around. Traffic will improve when happy camper moves.	Anonymous	2022-11-09 01:58:59 UTC	2022-11-28 16:36:32 UTC
Get the sidewalks built on the frontage roads so that students don't have to walk in the roadway to get to school. When someone's child or grand-child is killed or maimed it will become important. State government should put pressure on CDOT to fix this NOW!	Anonymous	2022-11-07 22:41:56 UTC	2022-11-28 16:36:35 UTC
Finish widening North River Road since it is used extensively for multiple types of transportation.	Anonymous	2022-10-26 22:19:20 UTC	2022-10-28 16:09:56 UTC
PediCab sucks! How can we expect those renting bikes to follow the rules of the road if those guys don't? How about some enforcement when bikes aren't following the rules of the road? Or are we so concerned about the "revenue" that we turn a blind eye? Seems like rewarding a kid throwing a temper tantrum by giving them candy...	Anonymous	2022-09-27 14:14:29 UTC	2022-09-28 13:49:02 UTC
Palisade roads are terrible, please allocate money to fix them!!! We pay some of the highest property taxes in the County, I would like to see more of my \$\$\$ put where it matters, into infastructure!	Anonymous	2022-09-27 14:12:51 UTC	2022-09-28 13:49:04 UTC
More sidewalks and sidewalk maintenance	Anonymous	2022-09-22 23:21:22 UTC	2022-09-26 15:58:27 UTC
Safter pedestrian crossings on Front St. from Riverbend area to Peachbowl area. Really need to slow down traffic in this heavily pedestrian area. People drive 40+ through there frequently.	Anonymous	2022-09-16 17:02:33 UTC	2022-09-16 17:16:56 UTC
Palisade is largely a pedestrian and biking town. Would like to see more sidewalks particularly from Iowa to high school, dedicated bike lanes and traffic lights that would allow crossing of highways that can be activated by people needing to cross	Anonymous	2022-08-24 20:34:04 UTC	2022-09-06 15:05:32 UTC
More bike lanes and sidewalks, please!	Anonymous	2022-08-25 18:57:52 UTC	2022-09-06 15:05:32 UTC
Get drunk people with bikes off our roads	Anonymous	2022-08-26 20:44:20 UTC	2022-09-06 15:05:32 UTC
Perhaps have the clinic opens, there would be a free shuttle/taxi service available for seniors to get to/from the clinic. Also enforcement by police of law signed by Gov Polis (May 2021) regarding off highway vehicles being driven in town. ATVs, four-wheelers, and side-by-sides are not allowed, but I've already seen some in town. (Exceptions could be made for those licensed vehicles used in fruit deliveries during season). We already seen evidence in other towns in CO and in Moab of the danger, nuisance and noise pollution they bring. Lastly, notices included with all bicycle rentals in town on cycling safety and CO laws i.e. reminders to use hand signals when turning and stopping at intersections.	Anonymous	2022-08-28 03:38:11 UTC	2022-09-06 15:05:32 UTC

How is the internet and cell service in Palisade? (week 14)

Depends on where you live in Palisade. The east end of North River Road is in the city limits but we can't access high speed internet and are stuck with DSL	Anonymous	2022-12-19 08:35:21 UTC	2022-12-20 17:29:16 UTC
Both are OK and have served me well over the years.	Anonymous	2022-12-07 23:19:43 UTC	2022-12-09 18:23:38 UTC

We need high speed internet to remain competitive. Our small business struggles every day.	Anonymous	2022-11-07 22:42:42 UTC	2022-11-28 16:36:37 UTC
Internet and cell service are generally OK in our community.	Anonymous	2022-10-26 22:19:58 UTC	2022-10-28 16:09:57 UTC
WE NEED HIGH SPEED INTERNET TO STAY COMPETITIVE WITH...WELL THE WHOLE WORLD!	Anonymous	2022-09-27 14:29:56 UTC	2022-09-28 13:48:56 UTC
Freaking terrible!!! Too bad our esteemed leaders don't seem to give a rats a\$\$	Anonymous	2022-09-27 14:09:38 UTC	2022-09-28 13:48:58 UTC
Awful	Anonymous	2022-09-22 23:21:31 UTC	2022-09-26 15:58:30 UTC
Internet with Spectrum is just OK. Our service drops and comes back for seconds-to-minutes throughout the day...everyday. Frustrating. Service tech have been out twice and we've replaced equipment too. Whenever you call, the answer is the same - "we getting reports of outages in your area." Cell service via Verizon is fine. High speed fiber/internet throughout would be a real benefit.	Anonymous	2022-09-22 14:13:46 UTC	2022-09-26 15:58:31 UTC
I live in downtown and internet and cell service has always been fine for me. In places with above ground lines, it will never be perfect. If this question is leading to looking at a town wide fiber installation- those are multimillion dollar and multi year projects. Sure it would be nice to have that but those are in places with deep pockets like Fort Collins or resort towns typically. There are probably more immediate issues facing residents here today that should be the focus of the Town in my opinion. However, to start toward that direction, the Town could adopt a Dig Once policy requiring dark fiber to be installed. Many places have this and it's a simple and cheap way to start toward this goal.	Anonymous	2022-09-17 10:58:11 UTC	2022-09-26 15:58:33 UTC
I'm happy with the internet service but the cell service is awful where I live.	Anonymous	2022-09-16 22:53:31 UTC	2022-09-26 15:58:35 UTC
Terrible. The power goes out in Palisade often. The cell service & internet is slow. Not sure if fiber optic would be better? The questions so far have been superficial questions. How does this help the people living here? How is this a game plan? How is this helping Palisade improve? What is the vision? How are we creating a comprehensive plan for new businesses, buildings, conservation of Ag land, infrastructure issues and so on??? We all love the parks & such around Palisade which is why we live here. Can we move on to more pressing issues? Can we work through the challenges? We don't need more fluff questions about loving Palisade.	Anonymous	2022-09-13 15:38:48 UTC	2022-09-14 14:08:25 UTC
PLEASE bring fiber optics / high speed internet to us! The service provided by Spectrum is okay at times, but it is flakey.	Anonymous	2022-09-01 16:01:06 UTC	2022-09-06 15:05:32 UTC
Reliable high speed internet is critical in this day and age. Remote working requires this, as does doing homework for the high school, not to mention how important this is for the businesses in Palisade. (Thankfully the school district has a 1:1 technology policy, but access to the internet is required to make this truly successful for the students.) We've seen information about bringing fiber optics to each house in Palisade, and this would be a wonderful amenity to this already amazing town.	Anonymous	2022-09-01 16:05:28 UTC	2022-09-06 15:05:32 UTC



Palisade Game Plan - Google Forms - Question of the Week - (249 Responses)	
Week 15	
Timestamp	What is your favorite festival in Palisade? (40 Responses)
9/8/2022 17:01:45	I don't think the Farmer's Market counts as a festival, but it's our favorite! We want to love the Peach Festival, but it was way too busy and unorganized at the entrance last time.
9/16/2022 11:16:31	The Honeybee Festival
9/16/2022 12:08:16	The Lavender Festival, especially when it was held at Veterans Memorial Park.
9/16/2022 12:57:46	Sing up the Sun
9/16/2022 18:50:29	I do not like the festivals and plan to be out of town when they happen.
9/19/2022 12:50:27	I don't go to them. I let the tourists come and I leave :)
9/20/2022 10:21:45	This doesn't help us build a game plan for Palisade. This is another fluff question!
9/22/2022 10:21:15	Lavender
9/23/2022 10:51:01	The Bluegrass Festival 😊🎸❤️
9/23/2022 19:16:21	Lavender
9/23/2022 21:16:20	Wine fest
9/27/2022 10:06:43	Lavendar
9/27/2022 10:30:45	The small local ones that residents can actually attend w/o being ruun over by out of towners
10/14/2022 11:44:20	Colorado Mountain Winefest
10/17/2022 9:03:01	Bluegrass
10/18/2022 10:01:19	PAV Art on Corner
10/18/2022 22:54:14	Bluegrass
10/20/2022 1:39:17	Bluegrass
10/20/2022 13:55:02	Colorado Mountain Winefest!
10/20/2022 23:27:26	Bluegrass
10/21/2022 19:52:22	Peach
10/26/2022 18:04:26	Winefest.
10/30/2022 16:43:22	None! Am so glad when they are all over with and I have my town back!!
11/7/2022 16:10:06	Peach fest
11/7/2022 16:33:50	Bee and lilac festival, antique cars, bikes. ALL THE FARMERS
11/7/2022 17:06:07	Lavender
11/7/2022 17:28:11	Lavendar Fest
11/7/2022 22:16:46	The lavender fest
11/8/2022 15:37:48	Peach Festival with the Ice Cream Social, the Peach Parade and the car show.
11/8/2022 20:48:14	Blue grass
11/11/2022 10:45:58	The Honeybee Festival!
11/16/2022 10:10:16	Bluegrass
12/2/2022 17:28:46	I do not like the festivals.
12/2/2022 19:36:45	No of them. I leave town when there's a festival
12/6/2022 11:17:23	Peach
12/7/2022 10:21:53	The Bluegrass and Roots Festival
12/7/2022 17:22:56	Wine
12/7/2022 20:17:25	Peach festival
12/7/2022 22:45:17	Bluegrass bash - it was free in the spring which was amazing!! Also peach fest but it was too packed this year
12/8/2022 18:17:05	Winefest
Week 16	
Timestamp	What is your favorite time of year in Palisade? (34 Responses)
9/16/2022 11:17:25	April and September
9/16/2022 12:11:41	Anytime I need to decompress, Palisade is my first choice.

9/16/2022 12:58:27	Christmas time. Love the Olde Fashioned Christmas. I'd love to see more locals events in Spring and Fall when the weather is nice.
9/16/2022 13:59:04	Fall is my favorite time of year! The weather is cooler and the craziness of harvest, peaches, and the peach festival have passed. There are fewer tourists, so it's easy to get into the restaurants in town and the traffic has calmed down a bit.
9/18/2022 17:13:48	Fall - the colors are changing, the farmers' markets are blowing up, tourist season is winding down, and it's starting to cool off. Spring is a close 2nd for many similar reasons
9/20/2022 10:31:14	Why so many fluff questions? We live here so we love it here. We need to be working on a plan. These questions are a waste of time! We need to ask the hard questions. Why are our roads so bad? What road is going to be paved next? Why don't we have sidewalks? What's the plan to improve walking around town?When is the Clifton sewer plant taking over? I thought it had a deadline? Why does our drinking water taste & look so bad & when are we going to improve on that system to insure quality drinking water? Why do we have such a large expense going to staff salaries but less is done around town? What is the plan to conserve Ag land? What is plan to keep the small town feel? What is the game plan??? When can we contribute to it? Stop with the fluff questions. Can we talk about improving our town for the next ten years?
9/23/2022 10:51:30	Autumn
9/23/2022 19:16:50	Spring
9/23/2022 23:02:09	I love summer for paddle boarding and fall for hiking and running
9/27/2022 10:07:46	Spring and Fall.
9/27/2022 10:31:10	Any time the tourists GO AWAY!!!
9/28/2022 18:18:27	Spring
10/10/2022 13:52:02	Fall and spring
10/14/2022 11:44:39	Fall
10/17/2022 9:03:30	Spring
10/18/2022 10:05:18	Late Summer/Fall through Holidays
10/18/2022 22:54:29	Fall
10/20/2022 23:28:09	Late summer and early fall...fresh produce
10/21/2022 19:53:08	Autumn through winter, when most of the drunk rental bike riders are gone.
10/26/2022 18:04:09	Summer.
10/30/2022 16:44:08	Fall time after festivals and farmers market is done and I have my town back!
11/7/2022 17:29:40	Early spring & fall when the weather is great (after all the touristas go home:) ) I also love summer & winter too though.
11/7/2022 22:17:12	Summer
11/8/2022 15:36:17	August and September with the Peach Festival and Wine Fest.
11/8/2022 20:49:15	Fall and spring
11/10/2022 21:08:12	Spring & Fall
11/11/2022 10:46:10	Fall/harvest
11/30/2022 18:59:06	Summer
12/2/2022 19:38:27	Any time there's no crowds. When Covid hit and all the festivals were cancelled, it was the best thing to happen to people that live here.
12/7/2022 10:22:24	Fall
12/7/2022 17:23:20	Summer
12/7/2022 20:17:50	fall
12/7/2022 22:45:38	Peach season, farmers market
12/8/2022 18:17:32	Summer
Week 17	
Timestamp	Where is your ideal spot in Palisade? (28 Responses)
9/21/2022 15:06	On our front porch... ;) Followed closely by gazing at the Milky Way from our yard.
9/22/2022 19:22	My front porch and side yard
9/23/2022 19:17	I just love downtown
9/23/2022 23:02	The top of Mt. Garfield. No contest.



9/26/2022 21:39	These questions don't help with a comprehensive plan for our town! Why all the fluff? Why don't you ask real questions? Why do we have so many water problems? What is T.O.P. doing to address our water outages, breakages & poor infrastructure??? I've lived here over 13 years & the water has never tasted & looked so poorly ever before. What is T.O.P. going to insure that problem doesn't continue? Is T.O.P. going to put in irrigation lines in the alley ways to improve residential properties? Or at least share in the cost? What is T.O.P. doing to improve quality of life for the residents who pay taxes? What is the plan for all the roads that are crumbling? Sidewalks? Sewer? Building codes? Just saying my favorite spot in Palisade is not as important as the real issues we are facing but T.O.P. is not addressing & has no plan! Or least hasn't shared the plan. I'm not sure why this is called a game plan when no plan has been shared. Am I missing the plan? Where is it? What is the game plan?????
9/27/2022 10:08	Wherever the tourists aren't!!!
9/27/2022 10:08	My house
9/27/2022 10:32	There is currently NO "ideal" spot in Palisade outside of the sanctuary of my home. My quaint town has been marketed to death, we are overrun with tourists who act like assholes!
9/28/2022 18:18	Riverbend Park
10/11/2022 9:26	Too of stage coach trail
10/17/2022 9:04	Riverbend park
10/18/2022 10:09	All of it! It's Small town local charm with views, agriculture, parks, venues, homes, people
10/18/2022 22:55	Restoration Vineyards
10/21/2022 19:53	Riverbend Park
10/26/2022 18:03	North River Road.
10/30/2022 16:45	Riverbend Park
11/7/2022 17:31	I love Riverbend Park, but sadly I can no longer walk my dog down there due to there being so many dogs running loose & my pup freaks out if a dog comes running up to her.
11/7/2022 17:54	Gathering in my yard with friends or family.
11/7/2022 22:18	River bend on the far side
11/8/2022 15:35	Palisade Plaza
11/8/2022 20:49	Brewery
11/10/2022 21:09	Next to a peach orchard or vineyard, with a view of the cliffs/mountains. Or Near the river (Riverbend Park, under the big trees)
11/11/2022 10:46	2nd loop top of the Palisade Rim Trail looking over the valley
12/2/2022 19:39	The grocery store. Leroy is awesome.
12/7/2022 10:26	Downtown, when the Palisade Cafe provided a nice sit-down, family-friendly, dining experience. We are lacking a mid-range lunch and dinner restaurant which provides a place for locals and tourists alike to have a sit down dining experience. There is a hole left after Palisade Cafe shut down. Fidels does not cater to this at all.
12/7/2022 17:23	Riverbend Park
12/7/2022 20:18	Riverbend Park
12/8/2022 18:17	On the river
Week 18	
Timestamp	What would a perfect day in Palisade look like to you? (19 Responses)
9/30/2022 17:11	Enjoying a cool sunny fall day and walking to Slice of Life Bakery in the morning, and then having dinner in one of the restaurants that evening.
10/1/2022 11:18	Having nice roads & nice continuous sidewalks would be a good starting point. Having water line that don't break & poor tasting water fixed is equally important. It would also be nice to bring in irrigation lines down the alley to the residences so they're not using the treated tapwater to water their lawns. It sure would be nice if the town looked out after the tax paying residences instead of tourists. Having the poop pond removed from beautiful Riverbend Park would also help the number one Park everybody likes to visit. Having a Parks and Rec program back again where there's other things to do in this town besides drink and some thing else for the kids to do would help. Using the old high school gym as a place for theater, arts, performances and dances would be a great way to bring the community together. Have a game plan that included keeping our agricultural heritage & small town feel as a priority by implementing building codes and requirements that are actually followed by staff would be helpful.
10/4/2022 12:28	Good friends, good food, good wine, good entertainment. Small and low key.
10/10/2022 23:28	coffee downtown, hike, then early lunch snack before hitting up a winery then dinner at Fidel's or Peche.

10/11/2022 9:27	Float the river then brewery or distillery
10/17/2022 9:06	Breeze out of the canyon, sipping coffee on front porch, watching neighbors walk their dogs or bike in front of the house. Saying hello. The general friendliness and peacefulness is wonderful
10/18/2022 10:14	Peaceful, but humming with happy folks including visitors milling around downtown and more enjoying each other and the respite, beauty of our Town....and people who honor speed limits...lol and automatic ticketing units for violators!
10/18/2022 22:56	Hike or trail run in the am, lunch and wine tasting at the wineries, nap :), dinner at Péche
10/26/2022 18:03	A mountain bike ride in the morning; a float on the river in the afternoon; dinner out in town in the evening.
11/7/2022 17:33	A long walk in Riverbend, lunch out at Clarks Distillery, dinner at Peche.
11/7/2022 17:55	Not having to endure the hoards of dogs running loose in Riverbend Park.
11/7/2022 22:19	Sun, breeze, laughs and wine at the park
11/10/2022 21:11	Any day when I can be outside and enjoy eating, drinking, gardening, walking, cycling.
11/11/2022 10:47	Going for a run or hike, walking to a fruit/vege stand, nice weather, saying hi to people by name on the street, having a bbq with my neighbors
11/28/2022 22:01	Sunny, people out walking enjoying an event...have lunch and wine outside dining
12/7/2022 10:30	A float down the Palisade river run from N. River Rd to Riverbend Park. Eating outside at one of Palisade's eateries, followed by seeing the Still House String Band play at the Palisade Brewery.
12/7/2022 17:29	Sunny, hot, attending a wine tasting in an outdoor setting at a local winery followed by a drive through vineyards and orchards.
12/7/2022 20:19	Beautiful weather and very few tourists
12/7/2022 22:48	Coffee at peach shack, alpaca walk with farmer mike at suncrest orchard, wine on EOM, food at the brewery, sunset from the rim trail !!
Week 19	
Timestamp	What kind of activities do you think would support local businesses year-round in Palisade? (29 Responses)
10/6/2022 13:07	I don't understand what you mean. We would support local businesses year-round, but that's because we live here. The typical tourist season is fine and doesn't really need to be expanded.
10/10/2022 11:47	More academic/artistic opportunities for our citizens that are not relegated to bars. It would be amazing to have some theatre/dance, storytelling, lectures etc... It would also be amazing to have a dedicated space for these events which could also offer classes and workshops. A Palisade Community Enrichment Center! Discounts at our local festivals for entry to our locals or a pre-festival dinner/evening just for locals would be amazing. Maybe the Chamber could offer a local's discount card that could be used at area businesses? I also think an advisory board dedicated to the unique needs and input of the farmer's and business owners that are in the 81526 zip code but lie outside town lines. Their input and contributions are so important and they often feel unseen, unheard, and unappreciated. Palisade would not have the same magic without them.
10/10/2022 13:26	More activities in the downtown area that are JUST for Palisade residents. Old fashioned Street Dances, Pot Lucks, Neighborhood BBQ, Game Nights, Flea Market/Craft Sale. Also, it would help to get some of the non-retail businesses out of the downtown area and open those very limited spaces to retail and restraunts thus being able to diversify options for shopping and eating.
10/10/2022 13:35	We need businesses that have items people need/want year round. We also need a better variety of restraunts that are actually open during "regular" hours during the "off-season."
10/10/2022 13:51	Spring children's festivals, summer guided history and farm tours, fall/winter ski swaps and film screenings. Ice skating rink in winter.
10/10/2022 14:03	More affordable activities and festivals
10/10/2022 23:26	Winter festivals.
10/11/2022 9:31	The art show in the park was a great start. Markets summer and winter.
10/14/2022 11:54	More residents that shop and support local. Indoor farmers market through the winter. Bundled winter package getaways advertised nationally (think travelzoo.com) with discounted lodging, restaurant and winery tours.
10/15/2022 15:50	A gym, please.
10/17/2022 9:11	Indoor market space where vendors could rent a stall. Town and Chamber work together for marketing



10/18/2022 10:58	<p>Creative and music venues, a performance space, pavilion for small to medium sized indoor events ....rec center with indoor pool. Ski shuttle.</p> <p>Utle</p>
10/18/2022 11:03	<p>Small to medium events center (stage performance, music, creative venues, food etc.)</p> <p>Ski shuttle,</p>
10/20/2022 23:32	<p>Need a charge center off I-70 to bring business off the freeway before they enter Grand Junction.</p>
10/21/2022 19:59	<p>A strong retail area that would draw in tourists and complement the existing restaurants through the winter. It's a shame that the town's prime retail area is taken up by a library, insurance companies and an engineering firm... Look at Madrid and Cerrillos NM. There are old "ghost towns" in NM on the back of the mountains between Albuquerque and Santa Fe. They are thriving (at least before COVID) due to the cool/funky/unique shops even though they are totally out of the way of any tourist. They have become a destination because it's such a cool area. A visiting friend from out of state once told me "Palisade is one giant lost opportunity" and she's right. But that's not to say I think the town should only cater to tourists and make life miserable for the residents in the process.</p>
10/26/2022 18:02	<p>Recreation and wine tasting.</p>
11/7/2022 17:34	<p>If we had a community recreation center &amp; a bike path along the river that extended through to Clifton/GJ</p>
11/7/2022 18:06	<p>A community center with indoor swimming and courts.</p>
11/7/2022 22:20	<p>We desperately need a good spa for people coming here for wine..with that I'm sure more people would come year round (maybe a hot spring??)</p>
11/8/2022 15:23	<p>Are you talking about town-sponsored activities? Not sure what you're asking here. Local businesses here definitely see a slow down from November through March. We already do a holiday event. Yes, its tough(er) during winter months -- that's part of living in a small town that is a tourist destination. The businesses can get creative with various incentives/marketing promotions that would attract town residents to come and shop/eat during winter and perhaps not rely on the town to generate more events for them.</p>
11/8/2022 15:28	<p>Go back to having house tours during the months nothing else is scheduled.</p>
11/8/2022 20:51	<p>I don't think it should. E year round. Small towns need a break. Palisade doesn't need to be a Moab, steamboat. Springs, Aspen. These towns have been wrecked by tourism and locals can't afford to live there anymore. Do t let that happen here</p>
11/10/2022 21:14	<p>"Enrichment" activities such as art/creative/cultural/historical events, winetasting events, collaboration between different business types, mixing learning with fun.</p>
11/11/2022 10:47	<p>Business gatherings in Palisade (could the co-working space in Palisade partner with the co-working space in Grand Junction/the rest of the valley?)</p>
12/2/2022 20:17	<p>First of all, I need to state the obvious. Palisade has a horribly dysfunctional and moribund economy based on this flawed fantasy that agri-tourism can provide a viable means to support this community.</p> <p>Anything that involves the promotion recreation on local public land is a good start. But not just to support hotels, wineries, bars, and breweries. This town desperately needs some economic diversity. We have one automotive repair shop. No auto parts store, no restaurant that serves breakfast (or affordable meals) at hours that normal people would consider breakfast hours, and probably less that a dozen businesses that serve the residents of Palisade. If you don't attend to the needs of the people that live here, how on earth to you expect support tourists? There's no business in Palisade that repairs or services any agricultural equipment, small engine repair, motorcycle, OHV, or snowmobile service or sales. All these services could be in Palisade and benefit from people that are enjoying the vast public land surrounding us like the Grand Mesa.</p> <p>There's a small but vocal cadre in Palisade that only wants to see tourism based business that only fit their narrowly defined vision of what tourism is. These people are generally connected through family to the surrounding orchards and vineyards, and these business/families outside the Towns corporate boundaries believe that it is their divine right to be the exclusive heirs to exploit the Town of Palisade for their own personal benefit. The wine industry and the economic dollars generated by the wine industry are minuscule in Colorado when compared to other tourism derived dollars from activities on public lands like hunting, shooting sports, 4 wheel drive/off-road recreation, boating, and fishing. Bicycling and hiking on public are not the only recreation opportunities where tourism dollars can be tapped and only account for a small fraction of public lands tourism dollars. Look at places like Moab, UT, and Lake Havasu City, AZ. Granted these communities are significantly larger that Palisade, but Moab and Lake Havasu City generates a fortune from recreation on nearby public lands. As a matter of fact, the tourism dollars generated from Lake Havasu is larger than the tourism dollars generated by all of Colorado's ski industry.</p> <p>Any new master plan that intends to bolster palisades economy for the benefit of its residents and to take advantage of a recreation based tourism industry needs to have a plan to research, vigorously explore these implement these options.</p> <p>Agri-tourism is a fantasy that will never allow for a healthy and diverse economy in Palisade.</p>
12/7/2022 17:32	<p>Biking, hiking, and rafting in the warmer months, skiing and hiking in the cool ones.</p>

12/7/2022 19:47	Unfortunately, biking, river running, hiking, wine tasting, site seeing, festivals all are primarily seasonal activities. What may attract more people are more family-friendly, sit-down type eateries...at least one. Palisade is lacking a mid-priced cafe, or a sit-down, dine-in type pizza place. The brewery, the distillery, Fidels, Peche, 357 all do not meet this need.
12/7/2022 20:19	Year round farmers market ideally in an enclosed location so weather isn't an issue
12/7/2022 22:49	Downtown holiday events, markets
Week 20	
Timestamp	Where do you go grocery shopping? (30 Responses)
10/12/2022 16:31	We shop at Family FoodTown for some things but almost always have to go to Clifton or Grand Junction for items. Because of that, we usually make a weekly trip to City Market.
10/12/2022 19:30	Instacart
10/13/2022 12:35	Clifton City Market
10/14/2022 20:42	Sprouts, City Market, Natural Grocers, Blaine's, Farmers Market
10/15/2022 9:17	FFT or Sprouts
10/15/2022 10:33	Family Food Town
10/15/2022 12:51	Palisade, Clifton and Grand Junction
10/15/2022 15:46	I buy groceries for the whole week at Food Town in Palisade. The staff is always super friendly. And I special order in the Deli. If an item is not on the shelf, it will be ordered for me.  My Plan B would be the Walmart store in Clifton. But, it's a long drive, round-trip. I avoid City Market because it's too crowded and noisy. Not to mention the crazy-making parking at the Clifton store.
10/17/2022 9:13	SamsClub for household items. Walmart or city market for grocery and produce. Occasionally will make a trip to Gypsum for a Costco run.
10/18/2022 11:06	Any store with quality items within our budget. We use FFT but example 5.59 for 1 loaf of bread we use there and a double loaf pkg at Sams is maybe \$1.00 more. We use FFT whenever we can.
10/18/2022 22:57	Clifton City market - I dislike it, but need more options than FFT.
10/20/2022 18:44	Family food town
10/20/2022 23:31	City Market/sometimes Food Town. Food Town needs to move to organic
10/21/2022 18:02	Food town for last minute and essentials. Vitamin cottage for majority. Sometimes city market in GJ.
10/21/2022 20:00	Family Food Town several times a week for odds and ends. Thank goodness they are here! When I'm over by the mall for kid activities I go to City Market there, and otherwise go to Sam's Club or shop local (farmers market or local grower)
10/26/2022 18:00	Clifton and Palisade.
11/7/2022 17:35	50% Sprouts, 25% Foodtown, 25% Sams Club
11/7/2022 18:05	Local Foodtown when possible. Sprout's and Natural Grocers for everything else.
11/7/2022 22:21	Safeway on horizon and sprouts... sometimes family food town
11/8/2022 15:19	Big shopping at City Market; bi-weekly smaller shopping at Family Food Town
11/8/2022 15:24	Family Foodtown mainly; occasionally Walmart as Family Foodtown has raised their prices by more than 50% on some items.
11/8/2022 20:51	Local 80% of the time
11/10/2022 21:16	Mainly Food Town & Natural Grocer, sometimes City Market
11/11/2022 10:48	It totally depends - small things I do Food Town, but usually Safeway on Horizon in GJ or Clifton's City Market. In season I actually get lots of my food from local farmers/CSAs, or the farmers market.
12/2/2022 20:20	Depends on what I'm after. Many times its Foodtown because its convenient. But, they also have a very good meat selection. I shop at many other places as well including Dollar General. And, I periodically shop at Walmart in Clifton and Sams Club.
12/7/2022 17:33	Family food town for a limited shopping list, City Market in Clifton for big shopping.
12/7/2022 20:20	Local Family Food Town for most things. CityMarket/Sam's club/Sprouts if I end up in Grand Junction to run an errand.
12/7/2022 21:24	Family food town, local fruit stands, and clifton city market



12/7/2022 22:51	City Market in Clifton about 1x/3-4 weeks and then to F&F grocer in palisade for other things I need randomly, also farmers markets and local farms stands
1/16/2023 1:15	Family Food Town
Week 21	
Timestamp	How happy are you with Palisade's housing and commercial options? (18 Repsonses)
10/19/2022 15:30	Very happy.
10/20/2022 16:43	Not enough affordable housing, too many B&Bs
10/20/2022 21:30	A bit too expensive
10/20/2022 23:03	Disappointed. More affordable housing is needed in Palisade.
10/21/2022 16:01	Housing satisfied. Commercial could use more dining and thriving places downtown.
10/21/2022 18:07	Extremely unhappy. I fortunately have a rental while we build a house and we bend over backwards to keep our landlord happy. If we lose our current rental we would have to leave town to find other housing options. I know a lot of families struggle to find affordable housing (to rent or buy) and the increase in vacation rentals and obscene property prices are driving out the families. I worry about the future of Taylor Elementary... I wish there was more commercial space. It's a shame that so much of the commercial property is taken up by things like the library, insurance companies and an engineering group that don't add any value to the visitors to the downtown area (other than the library being a convenient walk for the few people who live downtown).
10/26/2022 15:59	Palisade needs more homes to help support the commercial businesses during the winter months.
10/26/2022 20:43	very happy let's not become another Fruita
11/7/2022 15:39	Affordable housing really is a huge issue for so many here. I resent how a couple of folks have relocated here from high end markets & started raising our prices by so far beyond what is reasonable by buying up anything available then doing high end remodel, and ultimately putting those homes back on the market a such extreme price increases. Don't know enough about commercial options to comment.
11/7/2022 20:23	We are a couple I'm out late 20s who bought a house in Palisade, we are both public workers and feel we can afford to live here. We are happy with the town's amenities and how its a small scale, small town feel.
11/8/2022 13:21	Housing is ridiculously expensive. We definitely need more stores in the downtown area.
11/11/2022 8:49	I wish there were more restaurants open year round. And housing, well I rent an apartment and would love to buy but there's just not many options!
12/2/2022 18:23	There does need to be some affordable options here. And, commercial real estate options are dragged down by the anti-growth, anti-business byzantine master plan.
12/5/2022 9:48	Moderately happy.
12/7/2022 15:36	I love the options that are here now and would like to see limited growth of these two in the future. Utilize (and remodel if necessary) the houses and commercial properties that are here now.
12/7/2022 18:22	Not very happy. Too many people moving in from out of state have driven up prices and forced out families. Part of the problem is that Palisade is just a small area surrounded by agricultural land with few options to build additional housing/commercial areas. But I would MUCH rather have the agriculture than more housing developments.
12/7/2022 19:23	Housing is too expensive for families, I'm sad for my kids that they won't be able to buy a house here.
12/7/2022 20:53	I don't want land to be lost for housing. I don't want any more subdivisions like the one nearby to the HS. I'd be happy if housing stayed as is or expanded only slightly
Week 22	
Timestamp	How do you help make Palisade a better place? (7 Responses)
12/2/2022 18:25	Frequently have contact with our new Police Chief to provide information and feedback about my community.
12/5/2022 9:46	Couple of thoughts...By treating every person I encounter with kindness and a smile. By picking up dog waste while walking. By being engaged in what's happening in our town by attending meetings.
12/7/2022 15:38	Shop locally, turn off outdoor lighting when not in use to help maintain dark skies, purchase local produce/crafts/products.
12/7/2022 18:23	We own a (small, ~10 acre) peach orchard and intend to protect it as agricultural land for the future.
12/7/2022 19:23	I eat mostly at local restaurants, volunteer at festivals, bike and walk as often as I can instead of driving, and try to be friendly
12/7/2022 21:02	I clean up trash near the grocery store/tracks. I clean the park after people leave things. I support local business. I've lived here only since July 2021 and I've supported MOST palisade businesses. I attend bike night, have a drink at spoke and vine and eat at Palithai all in the same night. I support lion's club and other fundraisers, silent auction, etc. I always hold the door open at the post office and the brewery and I try to connect with people. I Support the farmers' market and all the events and I was in a palisade parade for the first time for the parade of lights. I worked at Harlow from April-September and I loved working downtown. I try to talk to the people who work for the town and chamber and to let them know they are valued. I have definitely convinced people to visit palisade and the grand valley by showing beauty and businesses on my Instagram and tiktok.

12/10/2022 18:09	RR Quiet Zone. :#2 But BEST TO HELP? Surely #1 Get the happy camper to move to the interstate asap. Not sure why the TOP doesn't make deadlines a part of their decision making process. Ex: sale of vacant land next to the old mt. garfield hotel to Colterris.....land of the brewery to the parking lot they had to take back? Kind of uncomfortable by those who keep track. thanks!
Week 23	
Timestamp	How would you describe Palisade to someone who’s not familiar with the town? (10 Responses)
11/7/2022 15:27	Just did this 2 days ago to a CA client: We have a small, close knit community with moderate climate & lots of opportunity for recreation - hiking, water sports, skiing. Have wineries, a brewery, and 2 distilleries, all who offer food as well along with a few local restaurants.
11/7/2022 16:02	A community that is being destroyed for the financial gain of a few aggressive business people. One brags that they intend to turn Palisade into a new Aspen.
11/7/2022 20:25	Recreational paradise with a rich agricultural background. Small town feel with world class amenities.
11/8/2022 13:19	A quaint little town famous for peaches, grapes, and festivals, surrounded by mountains and recreational opportunities.
11/11/2022 8:49	Quaint, friendly, full of orchards/produce
12/2/2022 18:27	Palisade was a cool place when I moved here 20 years ago, but its been ruined by annoying drunk tourists and a handful of business that don't care if they degrade the quality of life here.
12/7/2022 15:43	Small town with agricultural and outdoor recreation economic bases set in a spectacular environment and nestled half way between the deserts to the west and the mountains to the east.
12/7/2022 18:26	A cute small town right on the Colorado River, surrounded by beautiful orchards and vineyards, at the base of the largest flat-top mountain in the world and just a short drive from the best national parks in Utah.
12/7/2022 21:05	A small orchard town filled with wineries and peaches nestled in the valley’s corner between the bookcliffs and the grand Mesa
12/8/2022 16:25	A friendly small town with fantastic scenery, weather, peaches and wineries
Week 24	
Timestamp	What do you think makes Palisade a strong community? (6 Responses)
11/11/2022 8:49	Knowing my neighbors!
12/5/2022 9:56	A feeling of pride in our town. Meeting your neighbors -- looking out for one another. Random acts of kindness shown from shoveling your neighbor's walkway to driving slowly knowing children are often playing outdoors. Participating in town activities and supporting town businesses. Support and respect for our emergency responders and our public servant governmental workers.
12/7/2022 15:45	Small town atmosphere and the attendant comradery that comes along with it.
12/7/2022 18:27	All the "old-timers" who are keeping alive the history of the area combined with the families that live here who are trying to preserve the agricultural roots of the community.
12/7/2022 21:07	People and businesses supporting each other!! Keep money flowing. Prioritize our small town values (agriculture, small business, family,)
12/8/2022 16:19	Neighbors looking out for neighbors
Week 25	
Timestamp	What has been your favorite thing about participating in the 2022 Game Plan public process? (3 Responses)
12/7/2022 17:46	An opportunity to express my thoughts about living here and have a say in the future directions of the community.
12/7/2022 23:07	Addressing town values
12/8/2022 18:20	A chance to affect the future of the town
Week 26	
Timestamp	If together we could take action on one thing to strengthen Palisade, what would be most important to you? (7 Responses)
12/1/2022 23:17	More specials for the locals during off days of the week and off season so they feel special and don’t resent tourism.
12/2/2022 19:03	Year-round community centered Activities/spaces
12/2/2022 20:30	Find some balance in the economic diversity, and restore the quality of life that's been degraded by poor planning with respect towards promoting Palisade as a agri-tourism destination.
12/7/2022 17:47	Keep it small town. Keep it agricultural. Limit growth, especially commercial. NO CHAIN STORES OR RESTAURANTS!
12/7/2022 20:30	Strategic growth that has the town's citizen's best interest in mind, rather than trying to drive growth in an unsustainable manner. Meaning, be thoughtful with housing developments and the character of the area (e.g., more family-friendly activities vs. more booze and pot)
12/7/2022 21:21	Supporting agriculture
12/8/2022 18:21	Increase the population by 5% to help businesses survive and keep schools open



Week 27	
Timestamp	Two years from now, what would you see if the Game Plan has been successful? (9 Responses)
12/1/2022 23:14	AB Town that has a mix of tourism and locals that can both enjoy Palisade and be respectful of each other.
12/2/2022 19:01	Smart, sustainable, and community centered growth.
12/2/2022 20:36	A much more broadly diversified economy. More business' that serve the interests of the local residents. A more business friendly environment that does not discriminate based on the nature of the business. Much greater focus on quality of life issues with the town administration. Decouple the interests of the town with business' outside the town corporate limits.
12/7/2022 17:49	Limited growth, especially commercial. A strong agricultural and outdoor recreation economic base. Lots of open space!
12/7/2022 20:31	A more family-friendly town that is centered around the area's agricultural heritage.
12/7/2022 21:21	Keeping as much agricultural land as possible, retaining access to hikes, improving bike and walking safety on all roadways.
12/8/2022 18:22	A vital town with a few more residents and businesses thriving in the winter
12/10/2022 19:56	I'm sorry to see that the town hasn't reactivated the Railroad Quiet Zone that they formed a committee to investigate years ago. At the time, the trains were increasing and the disgruntlement of operators was obvious as they blew threw town blowing horns and blocked emergency access. For several years, we've had a decrease, and it's my opinion that our newest town government feels that is the norm. Now, it's once again increasing. RR employees and Unions get into contencious disagreements, and those engineers make sure the municipalities are aware of the minimums they are expected to blow between intersections. The increase of trains through town is significant. The increasing number of trains, and the constant blowing does not lend to a quiet agricultural community. These are not the train horns of yesteryear. I'd hope the TOP won't drop the ball and ignore their rights as a community.
12/12/2022 11:41	Better bike routes including an off the road bike path connection to Clifton's bike paths near corn lake
Week 28	
Timestamp	What made you decide to move to Palisade or stay in Palisade? (7 Responses)
12/7/2022 17:53	Moved here for a job in the 1970s, moved away for other job opportunities elsewhere for several years, moved back to Palisade 20 years ago because I loved the area, the climate, the easy access to both desert and mountains, and the small town feel of the town. I plan to grow old and die here!
12/7/2022 20:32	Its beauty and ideal location for outdoor activities from mountains to deserts.
12/7/2022 21:19	Proximity to hikes, agriculture surroundings, and the school (principal Dee Crane)
12/7/2022 23:09	I took a teaching job in D51. I quit. I'm still renting in palisade and we love it here. We will leave soon enough but may hope to return one day to buy when we are able to, who knows.. but we are happy to be here for the time being!!
12/8/2022 0:48	I fell in love with someone that lives in Palisade and moved in with him.
12/8/2022 18:23	The safety, the weather, the people, the wineries and the river
12/12/2022 11:33	Take care of elder
Week 29	
NO RESPONSES	What are your thoughts on the draft text for the 2022 Game Plan? Here's the link to the Community Comment website. Links to the maps for the Game Plan will be loaded next week.
	See Responses on Konveio
Week 30	
NO RESPONSES	What do you think of the maps for the 2022 Game Plan? Here's the link to the Community Comment website.
	See Responses on Konveio
Week 31	
Timestamp	What do you think of the full draft of the 2022 Game Plan? Here is the link to the Community Comment website. (1 Response)
1/9/2023 20:02	I'm saddened to say there is a lot more complaining than solution offering but I believe the plan to be very comprehensive. I'm hopeful that our board or trustees will make wise and well-informed decisions on behalf of the community. I believe in sustainable growth. I believe in our community members who have always risen to support each other and our industries, and I believe in the power of drawing information from a wide base to forge the best path forward for our beloved town.

Week 32	
Timestamp	What do you think are the most important elements in the 2022 Game Plan? Here is the link to the Community Comment website. (1 Response)
1/9/2023 20:04	It's focus on sustainable growth, the needs of Palisade residents and residents adjacent, the emphasis of maintaining our rural/agricultural base, and the enrichment of our citizens' lives.
Week 33	
NO RESPONSES	How do you plan to help implement the 2022 Game Plan?