

STOP THE "DEVELOPMENT" talk! WE DO NOT NEED MORE RESIDENTS. MORE RESIDENTS DO NOT BRING MORE \$.

The town seems content to let businesses struggle to survive through winter. There are many things to do in Palisade in the winter such as wine tours, dining, music and orchard + farm crafts and products for sale, but no one is putting the word out.

Comments for this section:

I was a single mom in Palisade when rent started going up. It was important to me to keep my kids in the same school. I worked 2 jobs + sacrifice much for the sake of the kids.

We should be careful about the choice of growth. To enhance the credibility of local business the growth should enhance not destroy.

Limit development to respect the charm and quaint look of town. Also, limit development to support agriculture.

Future development in the Palisade area, specifically items C&D go against the town vision. Those types of development have the potential of changing the entire feel of Palisade.

I'd say for now, concentrate on what we have - focus on quality vs quantity.

1. We are very limited in area as to where new housing can happen. I would not like to see agriculture land go into houses. Too much of that has already happened.

Put better regulations on the upkeep and appearance of the houses in the town limits. Most look very junky and the town looks old and unkept.

Comments for this section:

Developers won't do infill if they have a choice and Town gives no incentive. My concern is "sprawl" due to development "cherry-picking". Sprawl increases services costs & leaves a hodge-podge of development in the name of "free-enterprise". Only the Town can control this by incentives. I don't want Palisade to end up like the rest of this valley.

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Palisade needs to keep spending money on infrastructure. What I mean is beautify (keep beautifying) downtown and entry ways to Palisade. On Highway in front of Old Palisade High School from Palisade Bank intersection to Palisade Wayne Aspinall Memorial (need to replace median and put old historical lights flowers etc.).
Do a great job in ¹⁰downtown Palisade!

The areas that are not developed west of town should be the absolute last area to be developed. We would not want to live here if the open spaces and agricultural lands were filled in with houses.

Infilling is very important before we step out too quickly to west of town which will eventually happen. Many stores and other businesses struggle - We need more stores to bring in add'l shoppers first.

Construction should be upscale not H.U.D. or Rent Control.
Encourage "Single Family / large lots - small average, low
Horse Properties / Hobby Farms" in out of town
limit areas

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Keep open space, vineyards, &
orchards

What makes European towns so quaint is the open space around the towns. Palisade still feels like a quaint town, but will lose that if develop fields around town.

Use up empty lots - tear down ugly buildings
- be economical in ¹⁰ use of existing space

You want Katisode to be a quality town then focus on housing growth that will draw quality people

Town should follow recently adopted (2007) growth plan.

Plenty of land already inside town -
Build mixed-use buildings in place of smaller homes and patio homes for older ~~people~~ people who don't want big yards. ~~younger~~

Growing to the west takes away agricultural land. Does not fit with your 2007 Comprehensive Plan. So which is it? Keep agriculture or not?

Higher Density in Downtown is my second choice, which is complementary w/ limited growth within Town limits

I HAVE PEOPLE WITH FIXED INCOMES AT MY APARTMENT. YOU KEEP RAISING THE RATES OF UTILITIES FASTER THAN MY LEASES RUN OUT. CHANGE AND FAIRNESS ARE NEEDED HEAR.

Every time we develop undeveloped areas we contribute to urban sprawl and urban blight. Give incentives for people to buy in town and fix up the older houses. Let's keep to the rural, small town agricultural image.

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Don't take away agriculture!

You have already priced yourself out of business.

COMMENTS FOR THIS SECTION:

Fill the vacancies that currently exist - then revisit. There is no sense in looking to grow if we can't fill what we already have.

Comments for this section:

This is a significant component of the nature of and future of Palisade as a community. Why only 4 questions??

lots of room available in the desert west of town.

C. Should limit the rate of growth. Pay close attention to the financial & economic situation.