



**TOWN OF PAONIA**  
**214 GRAND AVENUE**  
**THURSDAY, JULY 18, 2024**  
**JOINT BOARD OF TRUSTEES & PLANNING COMMISSION AGENDA**  
**6:30 PM**  
[HTTPS://US02WEB.ZOOM.US/J/81250226330](https://us02web.zoom.us/j/81250226330)  
**MEETING ID: 812 5022 6330**  
**REVISED AGENDA**

**Roll Call**

**Approval of Agenda**

**Actions & Presentations**

Agenda Item #1: Discussion of the rules of procedure for the Planning Commission Including the Scheduling of Commission Meetings and Agenda Content. Clay Buchner, Town Attorney will be present to describe and explain statutorily prescribed procedures, processes and the relationship between the Planning Commission and the Board of Trustees. Clay will address questions from Trustees and Commissioners and discussion amongst all members will be encouraged.

[Agenda](#) Item #2: Presentation of the Final Draft of the Comprehensive (Master) Plan

[Agenda](#) Item #3: Determination of Process and Timeline for Adoption. Planning Commission Members and the Board of Trustees are to get comments to Town Staff for compilation and inclusion in the document provided as an attachment. All comments should be received no later than Noon on August 2nd, 2024. Public Hearing for Final Adoption of Comprehensive Plan TBD by Joint Meeting of the Planning Commission and Board of Trustees: Possible Date: September 4th, 2024.

**Adjournment**

I. RULES OF PROCEDURE

**Section 1. Schedule of Meetings.** Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

**Section 2. Officiating Officer.** The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

**Section 3. Time of Meetings.** Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

**Section 4. Schedule of Business.** If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
  - (1) Town Administrator's Report
  - (2) Public Works Reports
  - (3) Police Report
  - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

\* This schedule of business is subject to change and amendment.

**Section 5. Priority and Order of Business.** Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

**Section 6. Conduct of Board Members.** Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

**Section 7. Presentations to the Board.** Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

**Section 8. Public Comment.** After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.



**Section 9. Unacceptable Behavior.** Disruptive behavior shall result in expulsion from the meeting.

**Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings.** These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

## **II. CONSENT AGENDA**

**Section 1. Use of Consent Agenda.** The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

**Section 2. General Guidelines.** Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

**Section 3. Removal of Item from Consent Agenda.** One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if made prior to the vote on the Consent Agenda. The request does not require a second or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

## **III. EXECUTIVE SESSION**

**Section 1.** An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed “in as much detail as possible without compromising the purpose for which the executive session is authorized.” In the event the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

**Section 2.** During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session. The contents of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

**Section 3.** Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

## **IV. SUBJECT TO AMENDMENT**

**Section 1. Deviations.** The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

**Section 2. Amendment.** The Board may amend these Rules of Procedures Policy from time to time.

# COMPREHENSIVE PLAN

TOWN OF PAONIA

2024 UPDATE



PHOTO CREDIT: STEVE HUNTLEY

## ACKNOWLEDGEMENTS

### **Town of Paonia Mayors & Board of Trustee Members**

Paige Smith and Mary Bachran. John Valentine, Bill Brunner, Walter Czech, Rick Stelter, Kathy Swartz, David Knutson, Morgan MacInnis, Thomas Markle

### **Town of Paonia Planning Commission**

Paige Smith, Bill Brunner, Lyn Howe, Peter McCarthy, Suzanne Watson, Mary Bachran, David Knutson, Steve Klisset

### **Town of Paonia Staff**

Stefen Wynn, Samira Vetter, Ruben Santiago, Cory Heiniger, Matt Laiminger

### **Town of Paonia Committees**

Parks Committee, Tree Board, Transportation Advisory Board

### **Consultant Team**

Calla Rose Ostrander (Phoenix Rising Resources, LLC), Marissa Mommaerts (Resilience & Regeneration LLC), Molly Wheelock and Mara Mantoiu (Studio MW), Scott Brown (Active Peace), Jess Dervin-Ackerman (JDA Consulting), Shay Coburn (Urban Rural Continuum)

### **Past Plans, Studies, and Work**

The 2024 Town of Paonia Comprehensive Plan draws information and inspiration from the following:

- 1996 Paonia Comprehensive Plan
- Draft Paonia Master Plans including EMB Consultants (2021) and Barbara Peterson (2012)
- 2010 Highway 133 Corridor Plan
- 2010 North Fork Valley Vision 2020
- 2014 North Fork Valley Heart & Soul Project
- 2017 Town of Paonia Zoning Map
- 2022 Paonia in Motion: Parks, Recreation & Trails Master Plan (PRTMP)
- 2022 Town of Paonia Community Strategic Planning Session
- 2023 Town of Paonia Housing Needs Assessment & Housing Action Plan

For a full list of all documents and research please see Appendix E, Reference & Resource Documents.

**This project was supported by a generous grant from the  
Colorado Department of Local Affairs (DOLA).**

# TABLE OF CONTENTS

About the Comprehensive Plan ..... 1

**PART I: INTRODUCTION .....6**

    Paonia’s Community Vision..... 7

    About Paonia..... 8

**PART II: PLAN ELEMENTS .....11**

    Land Use..... 12

    Future Land Use Plan ..... 14

    Economic Development..... 19

    Parks, Recreation & Trails ..... 21

    Infrastructure ..... 23

    Transportation ..... 26

    Governance & Community Participation ..... 29

**APPENDICES.....31**

    Appendix A, Economic Development..... 32

    Appendix B, Infrastructure..... 37

    Appendix C, Transportation ..... 41

    Appendix D, Governance & Community Participation ..... 46

    Appendix E, Reference & Resource Documents ..... 48

    Appendix F, Public Comments ..... 50



## ABOUT THE COMPREHENSIVE PLAN

Municipalities in Colorado are authorized to prepare comprehensive plans as long-range guiding documents. According to the Colorado Department of Local Affairs (DOLA), the comprehensive plan “promotes the community’s vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs, and provides for a balance between the natural and built environment.” Paonia’s last comprehensive plan was adopted in 1996.

In late 2022, the Town of Paonia was awarded a DOLA grant to update the 1996 Comprehensive Plan and published a request for proposal (RFP) seeking a consultant; expressing particular interest in working with qualified local community members; and requesting a relatively short, concise, accessible, and user-friendly Comprehensive Plan as the outcome. In response, this consulting team of local professionals came together with diverse, complementary skill sets ranging from public policy and technical writing to architecture and planning to community engagement and facilitation, with a shared love for the community they call home.

The discipline of planning has evolved significantly since Paonia’s last comprehensive plan was adopted in 1996. Rather than limiting a plan’s scope to land use and physical development, the American Planning Association emphasizes sustainability, equity, responsible regionalism, and especially community participation. The process of creating a plan is just as important as the outcome. The initial goals for this process, which the Town established in their call for the Paonia Comprehensive Plan, were as follows:

- Develop a shared vision and a clear, accessible plan to guide our community toward a thriving and resilient future.
- Utilize a participatory community engagement process that builds trust in local government and momentum toward addressing community needs and goals.

## PLAN ORGANIZATION

### Part I: Introduction

This part includes the Town of Paonia’s vision and a brief background on the Town of Paonia.

### Part II: Plan Elements

Each element contains a specific vision as well as a list of values. The policies create a path for the community to achieve the vision and enhance the values. The policies provide guidance for day-to-day and long-term decision-making for the Board of Trustees, Planning Commission, Town staff, and community. They are not listed in any particular order.

The Future Land Use Plan provides guidance on where and what kind of development and land uses are preferred within the Town of Paonia and surrounding areas.

For the housing element of this Plan, see the 2023 Housing Needs Assessment & Housing Action Plan. In addition to the Parks, Recreation, & Trails element within this Plan, see the 2022 PRTMP.





## Appendix

The appendix provides background on Plan Elements and resources and research used to inform this Plan.

## PLAN TIMELINE

- RFP was released in October 2022.
- Contract was awarded in March 2023.
- Kickoff meeting was conducted with the Planning Commission and Board of Trustees and existing plans and background materials were reviewed in March 2023.
- Community engagement workshops took place in April and June 2023.
- Future Land Use Plan public workshop was held in March 2024.
- Three public presentations were made of the draft Plan Elements with public comment during Planning Commission meetings in March, April, and May 2024
- Seven Board of Trustee meetings were participated in from December 2022 to June 2024
- Members of the consulting team met with the Planning Commission and Town Boards/Committees, including the Tree Board and Parks Committee, multiple times throughout the process.
- The consulting team coordinated with Urban Rural Continuum; a consulting firm hired by the Town of Paonia to conduct a Housing Needs Assessment & Housing Action Plan at roughly the same time as this Comprehensive Plan.
- A draft Plan, subject to final public comment and revisions by the Town of Paonia, was released in June 2024.
- Final public hearing was held by the Planning Commission in [insert month] 2024

## SUMMARY OF COMMUNITY ENGAGEMENT EVENTS

### Public Engagement Session #1

The first Comprehensive Plan community engagement session was held on April 27, 2023, and attracted more than 60 participants. The main objective for this session was to gather feedback on an initial set of community values to guide the Plan. In addition, participants had the opportunity to provide input on all components of the Plan—including Vision, Goals, and Policies—through interactive ranking, brainstorming, and group-discussion activities. Some of the key issues and themes identified were

- protecting the rural, agricultural, and small-town character of Paonia;
- prioritizing the municipal water system and other key infrastructure and services;
- addressing the housing emergency;
- finding a balanced role for tourism as an economic driver;
- identifying climate resilience and ecosystem health; and
- providing transparency and improved communication between the Town and community.





## Public Engagement Session #2

The second Comprehensive Plan community engagement session was held on June 24, 2023, and had 44 registered participants. The main objectives for this session were to develop a shared community vision and dig deeper into key issues that were brought forward during the first community engagement session. The Community Vision statement and the Vision statements included at the beginning of each element were developed by the attending in this session and informed by the research conducted for this Plan. Some of the community priorities identified during this session are presented below.

### Land Use and Housing

- Preserve and increase open space and river access
- Develop and implement a housing action plan
- Regulate short-term rentals
- As appropriate, increase residential density rather than sprawl
- Conduct a zoning study
- Create design standards and preserve historic character

### Infrastructure

- Plan and implement needed water system repairs, improvements, and maintenance
- Follow the guidance of the Town engineer (or firm) to understand source water availability



- Integrate planning and maintenance for water, sewer, streets, sidewalks, and street-trees to improve efficiency and cost-effectiveness

Economic Development

- Retain the existing downtown commercial corridor
- Provide support for small businesses and entrepreneurship
- Grow Town capacity for economic development

Parks and Recreation

- With community and partner organizations, prioritize and implement recommendations from the Parks, Recreation & Trails Master Plan
- Prioritize youth recreation and Americans with Disabilities Act (ADA) accessibility, including safe routes to schools and designated nonmotorized and accessible routes

Governance and Participation

- Facilitate engagement events to improve working relationship between Town and community members
- Improve accessibility of publicly available information
- Provide training and resources to educate the Town and the public on good governance and participation
- Hold productive and healthy Town Board meetings that enable community participation

**Public Engagement Session #3**

The third community engagement session was held on March 3, 2024, and included 47 people. This session focused on presenting a draft Future Land Use Plan and map along with the public comment, existing planning, environmental, and geological elements that informed it. Members of the public, Town Staff, and elected officials were given worksheets to provide written comments. Members of the public expressed support for the focus on the following:

- Develop commercial property in the Downtown Core instead of along Highway 133
- Preserve culture and character of the Downtown Core and residential neighborhoods
- Create urban agricultural area designations along the river, in the Highway 133 corridor, and in specific areas of Town
- Integrate cottage industries into more business-heavy areas of Town
- Acknowledge and take wildlife corridors into consideration with all zoning and development
- Provide safe access to parks and places of education and recreation for children

Some members of the public expressed surprise regarding areas with geological hazards including land slides and flooding, and indicated they were not previously aware of these.





## LEGISLATIVE AUTHORITY

The Town of Paonia is authorized to develop a community master plan (Comprehensive Plan) in accordance with Sections 31-23-206 through 209 of the Colorado Revised Statutes (C.R.S.), which refer to the development, modification, and approval procedures for such a plan.



# PART I: INTRODUCTION



PHOTO CREDIT: MICHELLE PATTISON

## PAONIA'S COMMUNITY VISION

The community vision that informs this Plan was inspired by the work of the North Fork Heart & Soul project and was further developed with the public through the Town of Paonia Comprehensive Plan community engagement process.

### VISION

Paonia is a unique and welcoming small town with strong ethics of self-reliance and care for our families and neighbors. We honor and respect Paonia's rich history and heritage, including arts, agriculture, mining, and the original inhabitants of this land, the Ute.

We balance growth and development with the values of maintaining a small-town feel and dark nighttime skies, economic and cultural diversity and creativity, and existing community resources. We share a deep connection to our rural landscape and natural resources.

We support opportunities to cultivate ecological regeneration and stewardship, protection of wildlands, healthy living, and a thriving place-based economy.



## ABOUT PAONIA

### PAONIA

Paonia, Colorado, is a small, statutory town with an estimated population of 1,474 as of 2023. The Town sits in an agricultural valley nestled between the North Fork of the Gunnison River and the West Elks range of the Rocky Mountains. Known for its peaches, cherries, vineyards, cider, ranches, small farms, breathtaking views, and access to nature and the arts, Paonia is consistently ranked as one of the best small towns in Colorado. Those who call Paonia home cherish and seek to protect its small-town character, rural landscape, agricultural heritage, surrounding wildlands, and self-reliant way of life.

### HISTORY & HERITAGE

The North Fork Valley was part of the ancestral homeland of the Ute people. In 1881, the US federal government closed the North Fork Valley Ute Reservation and relocated the remaining Ute people to a reservation in Utah. Soon after, Paonia was settled by Civil War veteran Samuel Wade and preacher William Clark, who had initially traveled to the area with Enos Hotchkiss. Samuel Wade officially incorporated Paonia in 1902, naming it after his favorite flower, the peony, which he brought to the settlement along with the first fruit trees. Farming, ranching, and mining became some of the Town's primary industries.

### CULTURE & CHARACTER

The floral reference to peonies of the Town's name inspires pride in the community's natural and agricultural heritage. The North Fork Valley's long history of cattle ranching, mining, and pioneering spirit remains today. Early horticulturalists living in the valley planted Paonia Town Park with trees that now, at more than 100 years old, offer a beautiful, shaded haven for both community members and tourists. Paonia Town Park is home to popular festivals and gatherings including the Mountain Harvest Festival, the BMW "Top of the Rockies" Rally, the Pickin' in the Park summer concert series, and Cherry Days—one of the longest running 4th of July festivals in Colorado.

The people of Paonia value their cultural, political, and economic diversity. Ranchers, miners, and families who have been in the area for generations share the Town with artists and creatives, entrepreneurs, organic farmers, outdoor enthusiasts, wellness practitioners, and an increasing number of people who work remotely. Neighbors with different lifestyles and political views often come together and help each other in times of need. A 2014 community-led initiative called "The North Fork Heart & Soul Project" succeeded in capturing many of the shared values of Paonia's diverse residents; those values have informed this Plan. During the engagement process for this plan, community members expressed their values related to Paonia's culture and character, including the following:

- The small-town community feel—a culture that is welcoming, safe, respectful, and inclusive
- Community resources and offerings such as a library, schools, a radio station, festivals, art and cultural creatives, churches, and nonprofits
- Honoring the history and heritage, farms and festivals, arts and creative culture



## DEMOGRAPHICS

The Town of Paonia’s population has remained relatively stable over the past 40+ years; the population in 2023 is just 3.5% higher than in 1980. Paonia’s population is older now, with 43% over age 55, while the percentage of adults aged 18-54 has decreased over the past decade. However, single working adults and families are also drawn to the area because of the high quality of life, sense of community, safety, and access to both traditional and alternative forms of education.

## ECONOMY & GROWTH

Coal mining was Paonia’s economic lifeblood for decades and remains a source of pride as well as a source of income for the community. In recent years two of three nearby mines have closed; however, the remaining nearby West Elk Mine in Gunnison County is currently the most productive mine in Colorado and offers well-paying mining and wholesale trade jobs. The economic impact of the other closures was strongly felt by the community and has begun to be partially offset by the growth of other industries, particularly remote work (supported by the introduction of high-speed internet in 2017) and tourism.

The 1996 Comprehensive Plan and subsequent land use planning, regulations, and codes sought to limit sprawl and preserve rural character. Over the past two decades, Paonia’s remote location and distance from downhill skiing and other high-end recreation has provided some natural buffer to the growth and development seen in many Colorado resort towns. Growth is further constrained by a moratorium on new water taps that went into effect in 2020. Still, challenges related to tourism, economic and demographic shifts, and housing affordability that are common to many Colorado mountain towns are being felt in Paonia. Housing price increases have outpaced rise in wages by a ratio of 5.5 to 1, displacing residents and creating barriers for businesses looking to hire seasonal and full-time wage workers.

## EDUCATION, CIVIL SOCIETY, & HEALTH CARE

For a small community, Paonia has abundant educational opportunities. Children have access to diverse preschools and elementary schools within the Delta County School District (DCSD) including Backpack Early Learning Academy (BELA) Preschool and Paonia K-8 elementary school; the North Fork School of Integrated Studies (NFSIS), a Waldorf-inspired public charter school with associated NFSIS BELA Preschool; and North Fork Montessori in Crawford. Teenagers living in Paonia attend the public North Fork High School in neighboring Hotchkiss. Vision Charter Academy has a campus in Delta and provides support for individualized learning and homeschooling in grades K-12.

Paonia is rich in arts, as well as vocational and social nonprofits—many located in the downtown Creative District including the iconic Paradise Theatre, KVNF Community Radio, Blue Sage Center for the Arts, and more. The community is proud of its library, a hub of activity in a beautiful building constructed in 2009. Just outside Paonia is Solar Energy International, a long-running renewable energy vocational school that attracts students from around the world. Environmental, agricultural, and service organizations round out Paonia’s civil society, along with churches of many denominations. Finally, nonprofits and private businesses provide access to extracurriculars and education including healthy cooking, organic farming, art and music lessons, karate and dance classes, yoga and exercise, and nature and horse camps, to name a few.



Healthcare within the Town of Paonia is limited to private enterprises including Paonia Care & Rehabilitation Center, a licensed 60-bed skilled nursing and rehabilitation facility, and several private practices including physical therapy, dentistry, acupuncture, chiropractic, and numerous other alternative and integrated wellness practitioners. The nearest public clinic is West Elk Clinic in Hotchkiss, part of the Delta Health system (which features multiple clinics throughout the county) and Delta County Memorial Hospital in Delta.

## ECOLOGY, CLIMATE, & WATERSHED

Paonia sits at an elevation of 5,682 feet (about 1.73 kilometers) and is known for its mild climate that has historically been especially suitable for growing fruit. Much of the Town of Paonia and surrounding agricultural land is green thanks to a network of privately managed irrigation systems, which are governed by local ditch companies and complex water laws. The surrounding wildlands are at a similar elevation and include dryland/high desert juniper-sagebrush ecosystems. The North Fork of the Gunnison River runs through the west side of Town, and its riparian corridor is home to abundant wildlife including beavers, mule deer, elk, fox, coyotes, and more. The Town is surrounded by vast expanses of public land managed by the Bureau of Land Management (BLM), the US Forest Service (USFS)—which has an office in Paonia, and private ranchers with grazing permits on public lands.

The Paonia region is one of the more extreme climate hotspots in the country. According to the US Geological Survey, Delta County, most of the Western Slope, and parts of Utah have already experienced warming of more than 3.9 degrees Fahrenheit. Like the majority of the Colorado River Basin, Paonia suffers from greater drought stress and has heightened risk for catastrophic wildfire. Paonia’s municipal source water springs are located on USFS land, which is leased for cattle grazing. Irregular and decreased snowpack levels and changes in snowmelt patterns are already affecting the infiltration dynamics of the mountain springs that feed the municipal domestic water system and numerous privately managed water systems in the surrounding unincorporated areas.





# PART II: PLAN ELEMENTS



PHOTO CREDIT: AARON WATSON

SKIES ΔLIVE

# LAND USE

## OVERVIEW

The population of Paonia has changed little since 1980. It has fluctuated over the decades with ebbs and flows of the local economy, especially natural resource extraction. An increase in housing demand has been observed over the past three years, determined mainly by the migration from urban cores to rural areas during the COVID pandemic. In 2020, a water tap moratorium was adopted that prevented the sale of new water taps, which curtailed new construction. The moratorium, along with the pandemic-driven migration, has increased the cost of housing in Paonia. In response, the Town completed a Housing Needs Assessment & Housing Action Plan in conjunction with this Comprehensive Plan process which serves as an element of this Comprehensive Plan.

Growth outside of Town limits is currently regulated by the 2011 Growth Management Agreement for the Unincorporated Areas Surrounding the Town of Paonia, Colorado, Between Delta County and the Town of Paonia, Colorado, generally referred to as the Intergovernmental Agreement or IGA. The Town of Paonia Highway 133 Corridor Master Plan also regulates growth and development outside Town boundaries.

This Future Land Use Framework contemplates growth and development in and around Paonia. It informs where and how it may occur, what types may be appropriate, and the general character.

## VISION

Paonia's rural character and slower pace of life are interconnected with the landscape, seasons, and thriving community life. Urban agriculture thrives; the community feels connected to the surrounding farmland and natural landscape. Wildlife corridors, dark nighttime skies, greenways, and viewsheds are protected and cherished. The Town has walkable, tree-lined streets that surround a small but vibrant historic downtown. The historic core neighborhoods are celebrated, while "gentle" growth harmoniously adds to the character of the Town and provides housing for all walks of life that make up the diverse local community.

## VALUES

- Open space, agricultural land, interconnection with nature, and dark nighttime skies.
- The Town's rural character, historic heritage, and farming and ranching legacy.
- Clear planning for a growing community.
- A diverse and accessible community of all ages, incomes, family status, race, religion, or creed.





## POLICIES

- POLICY LUF-1:** Preserve Paonia’s rural character, natural resources, key wildlife habitats, riparian corridors, viewsheds, and open lands while balancing the need for infill, economic growth, housing and redevelopment.
- POLICY LUF-2:** Approach development with clear and consistent regulations and procedures that are effective and fair.
- POLICY LUF-3:** Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient, and alternative building methods.
- POLICY LUF-4:** Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community. Housing is generally considered affordable if the monthly payment (rent or mortgage, plus utilities) is no more than 30% of gross household income (before taxes). See the Town of Paonia Housing Needs Assessment & Housing Action Plan (2023).
- POLICY LUF-5:** Prioritize development that benefits locals and the local economy. Examples include activation of vacant spaces, opportunities for local entrepreneurs, businesses that meet local needs, and operations that support overall local economic development.
- POLICY LUF-6:** Enhance the Town’s resiliency to natural disasters and environmental hazards.
- POLICY LUF-7:** Ensure that the cost of growth, like extending utilities and roads, is paid for by the developer and not the Town or residents. This includes the cost of annexation where any existing utilities or roads to be dedicated to the Town are brought up to Town standards before such dedication, so Town residents do not bear those costs.
- POLICY LUF-8:** Plan for responsible growth and development through coordination with Delta County by regularly revisiting and adjusting the Growth Management Agreement for the Unincorporated Areas Surrounding the Town of Paonia, generally referred to as the Intergovernmental Agreement or IGA, and the Town of Paonia Highway 133 Corridor Master Plan. Regularly update the Town’s Three-Mile Plan.
- POLICY LUF-9:** Maintain the natural darkness (dark skies) to preserve the nighttime view of the stars and the many other benefits of dark skies.



## FUTURE LAND USE PLAN

The Future Land Use Plan is a graphic representation of the desired future land uses in and near Paonia, as expressed by the visions, values, and policies in this Comprehensive Plan. The Future Land Use Plan is not a zoning map, but rather a map to help guide updates to existing zoning regulations, proposed rezonings, and the general type and intensity of future development. It is a decision-making tool for the Town Board, Planning Commission, and staff. The Future Land Use Plan's key considerations, map area, map elements are described below.

### KEY CONSIDERATIONS

- Preserve Paonia's small-town feel and rural and historic character.
- Maintain the Town's agricultural legacy and its connection to agricultural and public lands.
- Identify areas to accommodate the increasing demand for affordable housing.
- Identify areas for gradual increases in density.
- Maintain the economic vitality of the historic downtown.
- Maintain commercial development along Grand Avenue and cluster new commercial development near the Town's gateways, and still preserve the rural aesthetic of the gateways.
- Identify areas for creative mixed use and business opportunities.
- Preserve and increase public access to open space and the river.
- Protect wildlife habitat and riparian corridors.

### MAP AREA

Future land use categories have been assigned to the land within the Town of Paonia's boundary as well as Planning Areas A and B as designated by the Town of Paonia Highway 133 Corridor Master Plan. The future land use for land outside those areas was not discussed in detail throughout the planning process; however, feedback indicated there is a desire to preserve the existing uses and character of such land. Agricultural land, open space, and the general rural feel of these areas is valued by the community. Expansion of existing neighborhoods into areas not assigned a future land use category should be limited to those areas where it is practical to do so, like where utilities and access are readily available.

### MAP ELEMENTS

#### Future Land Use Categories

##### Downtown Commercial Core

Composed of the vibrant commercial heart of Paonia with a unique historic character, this area is oriented toward local businesses and pedestrian access. Restaurants and historic buildings, including the Paradise Theater, and the small urban Polis Park, make up the gravitational center of the community. Commercial activities generally include a mix of retail, professional offices, and restaurants in existing buildings. This district helps maintain local businesses that serve the community's daily needs and provides a core for activity and visitors. New development should respect the character of existing development, and streetscape improvements are encouraged to improve the pedestrian experience.



- Primary Uses: Retail, restaurants, offices, other commercial uses
- Supporting Uses: A range of residential uses typically mixed in with other uses, pocket parks and plazas, institutional

### Mixed Use

These areas support a range of uses that serve and complement the Downtown Commercial Core while transitioning to residential areas. The commercial and residential mix contributes to maintaining access to services and provides diverse housing and employment options. Mixed Use areas are more auto oriented than those in the Downtown Commercial Core but should still be walkable and connected to nearby amenities. Uses should be compatible with neighboring uses by limiting nuisances and mitigating their impacts through screening or other measures.

- Primary Uses: All types of residential; commercial including restaurants, offices, art studios, and retail
- Supporting Uses: Institutional, home businesses, small-scale creative industries

### Light Manufacturing

This category supports employment opportunities within the Town that are more intense than Downtown Commercial Core and Mixed-Use areas. These areas are typically near major roads for easy access. Uses in these areas should mitigate impacts on neighboring uses, especially residential. While this category is not included in many locations on the Future Land Use Map adopted with this Plan, it is anticipated that there will be a growing interest in this use; therefore, this land use category will be available for future map updates and amendments.

- Primary Uses: Small-scale manufacturing and fabrication, commercial, creative industries
- Supporting Uses: Storage, warehousing, wholesale retail, agricultural processing, residential, institutional

### Mixed Neighborhood

Part of the oldest residential areas within the historic town grid, this area is predominantly defined by historical architecture styles. Residential density is slightly higher than other residential areas due to the proximity to the Downtown Commercial Core and Mixed-Use areas. Maintaining the historic character and general scale while allowing for increased density is the focus in this area.

- Primary Uses: Residential including single-family, duplex, and triplex dwellings
- Supporting Uses: Home businesses, accessory dwelling units (ADUs), institutional

### Town Original Neighborhood

This category encompasses the central residential neighborhood in the historic town grid, and is characterized by tree-lined streets and alleys. This area has older architecture (from turn of the century to the 1940s); this, along with its walkability and small neighborhood feel, is highly valued by the community. Development and redevelopment in this area should respect the scale and character of existing development.

- Primary Uses: Single-family dwellings
- Supporting Uses: Home businesses, ADUs, institutional



### Traditional Neighborhood

This category includes more recent residential development (post-1950), with mostly single-family homes not always on the Town's historic grid. It represents a transition from the historic core area toward the lower-density residential areas that border agricultural land and open space. Residential density in this area could increase gradually over time with the addition of ADUs or duplex dwellings.

- Primary Uses: Single-family dwellings
- Supporting Uses: Duplex dwellings, home businesses, ADUs, institutional

### Conservation Neighborhoods

This comprises a low-density areas along the edge of Town, dedicated to preserving open space and other natural resources. These areas act as a transition between the Town and the surrounding rural land. These areas offer a pedestrian and visual connection to the Town core and the recreational areas outside the Town limits. Conservation measures such as clustered residential uses and conservation easements are encouraged here to protect natural resources and to mitigate the impacts of natural hazards, like flood and fire. Where existing agricultural uses exist, they are encouraged to continue as desired by the property owner.

- Primary Uses: Single-family dwellings
- Supporting Uses: ADUs, parks and trails, natural resource preservation, institutional

### Urban Farmland

This area is defined by agricultural land that supports the practice of cultivating crops, raising livestock, and agritourism. It creates a transition between Town living and the surrounding rural farmland and contributes to conserving open space and agricultural land. This category plays a critical role in preserving Paonia's rural history and character and in reinforcing its local culinary farm-to-table tradition. Development in this area is minimal but could include clustered and single-family housing to support agriculture uses and land conservation.

- Primary Uses: Agricultural
- Supporting Uses: Residential, uses that support agriculture (e.g., worker housing and small-scale retail), open space conservation, institutional

### Historic Core

This central area of Town is defined as approximately from Niagara Avenue to Rio Grand Avenue, and from First Street to Fourth Street. The buildings and streets in these areas reflect the original settlement of Paonia around the turn of the 20th century and into the 1940s. While not all properties are historic, this area generally displays a unique architectural character made up of a traditional street and alley grid with tree-lined streets displaying the rich historic legacy that is highly valued by the community. Redevelopment and new development in this area should be compatible with the general character and scale of the existing lots and development.



## Gateways

The two main gateways to Paonia play a crucial role in connecting the Town to Highway 133 and represent key entry points into Town. They provide opportunities for beautification, improved signage, and safe pedestrian paths.

- Samuel Wade Road represents the main access point from the highway. While some Mixed Use is desired in this area, it is crucial to preserve agricultural land and the scenic viewsheds. Any development near this gateway should be concentrated in order to maintain Paonia’s small-town, agricultural character.
- Grand Avenue is the secondary access to the Town from the highway. Any development near this gateway should focus on landscaping and beautification, integrating the Paonia River Park, and creating a safe bike and pedestrian-friendly access between the Historic Core and the Paonia K-8 School.

## Water/Wildlife Corridors

These areas consist of the Gunnison River and Minnesota Creek along with a 200-foot buffer. These areas often overlap with identified wildlife habitats and migration corridors as well as recreational opportunities. In these areas it is important to recognize and protect nature including wildlife, vegetation, habitat, and migration corridors as well as the river and creek corridors. These corridors should be the focus of further conservation and protection efforts, as well as improved accessibility for recreation where appropriate.



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## ECONOMIC DEVELOPMENT

### OVERVIEW

The 2022 median household income in Paonia was \$53,646, median earning per worker was \$49,625, and 8.4% of the population was below the federal poverty line. These figures are far below both Colorado and national averages: the 2022 Colorado median household income was \$89,930 and the US median household income was \$74,580. Residents are increasingly in need of good jobs to keep up with rising costs of living, and in particular the cost of housing. According to the 2023 Paonia Housing Needs Assessment & Housing Action Plan, one in five Paonia households is burdened by housing costs, meaning they spend more than 30% of their income on housing. Of these, over 50% of those households are extremely cost burdened, meaning they spend more than 50% of their income on housing. Lack of affordable housing has been identified as a challenge by local business owners who have trouble recruiting and retaining employees in large part due to limited and costly housing stock.

“Jobs and housing are interconnected. The economic success and mix of jobs in a region inform the amount, type, and price point of housing needed to sustain the local economy. Likewise, a sufficiently diverse housing supply is needed to attract and keep quality employees that are invested in the community.”

- Paonia Housing Needs Assessment & Housing Action Plan, 2023

A strong local economy is critical to Paonia’s future; it provides respectable job opportunities for locals, a robust tax base for the Town and its infrastructure systems, and overall, a desirable and livable community. This element focuses on strengthening our local economy, supporting local businesses and local agriculture, maintaining a vibrant downtown, balancing tourism benefits with impacts, and developing a workforce that is skilled in needed areas.

### Vision

Paonia’s resilient, regenerative, localized economy meets community needs by providing desired goods and services as well as reliable job opportunities that pay living wages. Our economy emphasizes the production of local food and value-added agricultural products, human health and well-being, unique educational opportunities, and the creative and trade industries. Our economy attracts and serves visitors in a way that supports locals. The Town’s revenue is strong and steady and the quality of life among residents is constantly improving.

### Values

- Economic development aligns with preserving our community’s rural and agricultural character.
- Local, independent businesses build community wealth, care for our natural resources, and provide opportunities to individuals and families.
- There is a vibrant and beautiful downtown commercial district.
- Economic diversity and resilience ensures the local economy is not overly reliant on one industry and provides access to goods and services that meet real community needs.



## POLICIES

- POLICY ECON-1:** With partners, proactively nurture a diverse and resilient economy that prioritizes local needs and is centered in agriculture, health and wellness, tourism, creative industries, and skilled labor and trades.
- POLICY ECON-2:** Support the retention and expansion of locally owned businesses and increase support for entrepreneurship.
- POLICY ECON-3:** Create and maintain a healthy, vibrant, and beautiful economic downtown corridor on and around Grand Avenue.
- POLICY ECON-4:** Ensure an integrated and balanced role for tourism and remote workers in the local economy to allow local businesses, community members, and the Town of Paonia to receive the economic benefit of tourism and spending by remote workers while balancing this with housing affordability and the development of year-round, well paying, place-based jobs for residents.
- POLICY ECON-5:** Support workforce development through skill-based education programs and other efforts that build the local capacity to meet more of the community's basic needs like food production, food service, housing construction, skilled trades, energy production, education, and health care.
- POLICY ECON-6:** Support the continuation of local agriculture including farm-worker housing, education, and value-added processing infrastructure.
- POLICY ECON-7:** Conduct a targeted community and stakeholder engagement process focused on annexation of properties leading up to and along the Highway 133 corridor to increase Town revenue from sales tax in alignment with the Future Land Use Map, above. Build relationships with other key neighborhoods and water districts to enable and incentivize annexation where appropriate.





# PARKS, RECREATION, & TRAILS

## OVERVIEW

Paonia is home to a beautiful park system consisting of three major parks—Paonia Town Park, Apple Valley Park, and Paonia River Park (which is owned and operated by Western Slope Conservation Center, a local nonprofit)—and several smaller parks and green spaces. Volunteer Park, a popular field for youth sports, is outside Town limits on Matthews Lane, owned by Delta County, and maintained by volunteers. Surrounding the Town are undeveloped public, private, and agricultural lands with diverse wildlife populations and ample opportunities for recreation. Paonia’s access to nature and park and recreational assets are important to the well-being and character of the community. These assets provide immense value to the community and require care including long-term planning and ongoing investment.

Recreational opportunities in Paonia are growing, but are still limited for youth and elders. Amenities that support these age groups are critical to ensuring good health and well-being and maintaining Paonia’s attractiveness as a place to raise a family or retire. Area recreational opportunities—in particular hunting, mountain biking, and hiking—already attract visitors. In response to feedback from the Comprehensive Plan community engagement process, this Plan addresses tourism separate from recreation in the Economic Development element.

The 2022 PRTMP convened community members and local recreation leaders to define priorities for parks and recreation. The PRTMP provides a detailed plan for the development of Paonia’s parks, recreation, and trails and is considered an element of this Comprehensive Plan. To date, most of the progress in implementing the PRTMP has come from the initiative of passionate and skilled community leaders and organizations collaborating with the Town. The Vision, Values, and Policies below were developed by the public in addition to the PRTMP.

“Easy access to green space contributes to the quality of life that’s key to attracting and keeping residents and businesses, [and] research has shown that people who regularly use parks get more and better exercise than people who don’t. A park close by can improve the well-being of everyone from a child managing ADHD to a senior recovering from hip surgery.”  
- The Trust for Public Land

### VISION

Paonia’s parks, recreation amenities, and trail system are well-maintained, adequately funded, and recognized for the value they provide to the community first and to recreational visitors second.



## VALUES

- Recreational amenities that serve and prioritize local residents.
- Access to parks, open space, and opportunities for a full range of recreational uses.
- Access to a green space or park within a safe 10-minute walk from each resident’s home.
- Planning and budgeting procedures for parks, recreation assets, and trails involve the public.

## POLICIES

- POLICY REC-1:** Maintain and enhance parks, trails, and other recreation amenities, prioritizing the needs and desires of youth, elders, and residents.
- POLICY REC-2:** Increase capacity and resources for local parks, recreation amenities, and trails through partnerships with community volunteer organizations, relevant local and regional organizations and government agencies, and private landowners.
- POLICY REC-3:** Prioritize development initiatives that preserve and enhance community access to open space. Integrate park and trail development into land use activities that take place in key areas or corridors of connectivity.
- POLICY REC-4:** Preserve and enhance safe access for all public lands that connect to the river, riparian corridor, and wildland while implementing seasonal restrictions as appropriate to protect wildlife.
- POLICY REC-5:** Increase and maintain accessibility of parks, trails, and sidewalks by ensuring ADA standards are met when appropriate and feasible.
- POLICY REC-6:** When developing new, or considering new uses for, parks or recreational assets, collaborate with land managers and agency professionals to implement best practices that minimize the impact on wildlife (e.g., seasonal closures, habitat improvement/mitigation, and stewardship).
- POLICY REC-7:** Support and enhance the recreational use of rivers and creeks in local parks by improving safe public access and advocating for sustainable flow for recreation and/or wildlife needs. Where open channels are unsafe, provide habitat mitigation and safe open water areas when re-engineering.
- POLICY REC-8:** Connect planning and design for trails with considerations around economic development, given the popularity of biking and hiking trails accessible from Town.
- POLICY REC-9:** Focus on implementation of the PRTMP.



# INFRASTRUCTURE

## OVERVIEW

The Town of Paonia is responsible for managing key infrastructure that collectively shapes the community’s quality of life and economic viability. This includes the full water system from raw water to treated water for distribution, the collection and treatment of stormwater, and the collection and discharge of wastewater. The majority of source water infrastructure is aged and was designed prior to the impacts of desertification, long-term drought, and increasing heat.

Our trees and areas of grass are an essential part of our “green” urban infrastructure. The character of Paonia and quality of life enjoyed by residents is shaped in no small part by the substantial presence of our Town’s forest. Paonia has been designated by the Arbor Day Foundation as Tree City USA.

For a review of Paonia’s water and other infrastructure systems, please see Appendix B, Infrastructure. Streets and sidewalks are often considered infrastructure but are included in the Transportation element of this Plan.

**Water Tap Moratorium:** In January 2020 the Town of Paonia held a special election for the Citizens Initiative Petition and Water Moratorium which, upon passage, suspended the sale of all new domestic water taps that the Town of Paonia was not already legally obligated to serve. The citizen initiative arose from a critical water supply issue occurring in February of 2019 that resulted in the entire water system losing service. The decision as to if, when, and under what circumstances the moratorium should be lifted is included in the original moratorium and amendments.

## VISION

Paonia’s robust infrastructure provides high-quality and reliable service to current residents. The systems are managed proactively such that today’s needs are met while future needs are understood and planned for. The water and wastewater systems are healthy and resilient. The water supply is strong, and the wastewater system plays a positive role in regional water cycle management. Paonia’s waste recovery systems are well maintained and the people of Paonia are encouraged to participate in manufactured and organic material reuse and recycling. Paonia is home to a thriving, safe, and uniquely beloved Town forest that is both resilient and adaptive to a changing climate and the aging of individual trees within the larger canopy. All parts of Paonia’s ecology—people, plants, animals, and natural cycles—are valued and considered with each investment/decision.



## VALUES

- Infrastructure that is dependable and provides locals stability and economic prosperity.
- Investing regularly in quality public infrastructure and timely maintenance.
- Planning for infrastructure that is comprehensive, innovative, and forward thinking.
- A healthy watershed that supports both water quality and water production.
- Investing in stormwater, water treatment, and green infrastructure that support quality public services in health, water availability, and safety.
- Ensuring local businesses and residents can build economic prosperity and enhance food security.
- A wastewater utility that explores and pursues innovative solutions for capital asset development.
- Sanitation services that are well maintained, professionally staffed, and in compliance with all state laws.
- Encouraging solid and organic material resource recovery including reuse, recycling, and composting and ensuring the highest and best use of discarded materials.
- The wonderful quality of life, ecosystem, and increased walkability and real estate values that our town forest provides.

## POLICIES

- POLICY INFRA-1:** Ensure that all residents can obtain clean water and essential utility services.
- POLICY INFRA-2:** Prioritize investments in water, wastewater, stormwater, and reuse that builds confidence in the services and are reliable for existing users while considering future needs.
- POLICY INFRA-3:** Maintain a comprehensive Capital Improvement Plan (CIP) to proactively prepare for infrastructure maintenance and upgrade needs as well as other capital projects into the future. Regularly use the CIP for planning and budgeting improvements each fiscal year.
- POLICY INFRA-4:** Coordinate infrastructure repairs and upgrades across utilities and other property maintenance needs. Coordinate with overlapping agencies to minimize the number and scale of excavations when completing improvements to Town infrastructure.
- POLICY INFRA-5:** Maintain a wastewater system that returns high-quality, clean water to the North Fork of the Gunnison River, and explore green infrastructure options for treatment that provide positive impacts on local temperature regulation and enhance the viability and resilience of local ecology.
- POLICY INFRA-6:** Maintain utility rates that cover the costs of the service provided and consider future needs by conducting regular rate studies.
- POLICY INFRA-7:** Proactively protect the Town's source water by preventing contamination from wildfire, pollution, and ecological degradation with regional partners. Take a holistic



and regenerative approach to watershed health and protection, including wildfire management and mitigation, soil health, and responsible use of grazing around municipal source waters in partnership with relevant stakeholders.

- POLICY INFRA-8:** Consider the long-term viability of source water production and explore nature-based solutions to best protect and support the Town’s springs. Conduct regional water cycle management at the watershed level in coordination with regional partners. Continue to invest in and acquire water rights with potential new partnerships and within existing agreements or collaborations.
- POLICY INFRA-9:** Promote water conservation in accordance with Colorado’s Growing Water Smart Guidebook. Promote community awareness programs for best landscape management of drought and small water-cycle function in landscaping, new construction, and all irrigation activities.
- POLICY INFRA-10:** Consider water reuse and recycling when designing new wastewater and stormwater systems.
- POLICY INFRA-11:** When considering new out-of-town connections to the water distribution system or the wastewater collections system, require pre-annexation agreements to be executed upon the final approval of a connection or tap.
- POLICY INFRA-12:** Provide consistent and quality waste collection services for all new and existing residents and ensure residential participation is commensurate with rates charged and received.
- POLICY INFRA-13:** Support public awareness activities and information alongside businesses that provide recycling, composting, and other opportunities to reuse and recycle material resources within the Town and county.
- POLICY INFRA-14:** Monitor, properly care for, and carefully replace street and park trees to maintain, improve, and expand the Town’s urban forest. Provide greater support and accountability for homeowners’ maintenance of trees in public rights-of-way and engage and empower citizens to participate in street-tree care.
- POLICY INFRA-15:** Maintain compliance with Tree City USA designation and work to foster collaboration between the Tree Board, public, and local business community to support tree maintenance, safety, and overall beautification and shade coverage.



# TRANSPORTATION

## OVERVIEW

Paonia sits to the south of State Highway 133, which serves to connect Paonia to Somerset, Crested Butte, and the Roaring Fork Valley to the east/northeast, and to the larger cities of Delta, Montrose, and Grand Junction to the west. A significant portion of people employed in the Town of Paonia commute from outside the Town, and a significant portion of people who reside within Town limits commute to work elsewhere.

Paonia is not connected to any major cities or transportation hubs by traditional public transit. The Town of Paonia supports All Points Transit a nonprofit organization that supports transit for seniors, people with disabilities, and the general public. Other than All Points Transit, public and private transit options to reach community facilities like schools and healthcare facilities are fairly limited. Lack of regional and local public transportation makes it challenging for individuals without personal vehicles to connect with larger cities and services offered there.

With its compact size and tree-lined streets, the Town of Paonia itself is a naturally walkable and bikeable community. According to Town residents, more than 50% sometimes walk and more than 30% sometimes ride a bike when coming to downtown. Like many towns in the rural West, the street system in Paonia was originally a series of dirt or gravel roads with horse access and later a common speed limit for cars and yield signs at key intersections. As roads have been paved, the traffic system has not formally evolved to control speed, provide stop signs or pass-through/commercial traffic routes. However, some streets—in particular 3rd Street and the western portion of 5th Street—already naturally serve as informal mixed traffic, or shared streets, between multiple modes of transit. Much of Paonia’s shared transportation streets are supported by the old characteristics of the dirt road system, narrower lanes, and disrepair. These attributes naturally slow motorized traffic.

### Characteristics of Complete Streets

- Sidewalks
- Bicycle lanes or wide, paved shoulders
- Shared-use paths
- Safe and accessible transit stops
- Frequent and safe crossings for pedestrians, including median islands, accessible pedestrian signals, and curb extensions
- Identified wildlife crossings that connect with green corridors
- Healthy trees and stormwater management
- Lighting for nighttime visibility and safety that complies with Dark Skies best practices

## VISION

Paonia’s streets and sidewalks are well-maintained, safe, accessible, and comfortable thoroughfares for multiple modes of transport and support a rural and easy-paced quality of life for residents. Clear and differentiated routes for commercial and pass-through vehicular traffic and pedestrian and bicycle traffic provide safety and convenience. Paonia residents can access key facilities and services without owning or operating a motorized vehicle. Transportation stakeholders understand and are responsive to the transportation needs of our community.



## VALUES

- Well-maintained streets and sidewalks that are safe and accessible with ample street-tree presence.
- Core transportation routes that are comfortable and safe for all members of our community regardless of whether they drive, walk, bike, or ride horseback.
- Non-motorized routes and trails that are connected, comfortable, and safe for all members of our community to walk, bike, or ride horseback.
- Major thoroughfares and street redevelopment projects that accommodate both pedestrian non-motorized transport and work with existing and new street-trees.

## POLICIES

**POLICY TRANS-1:** Require all new streets, sidewalks, and developments to include a complete-streets approach to construction with curb and gutter collection systems for stormwater, to ensure daily travel for multimodal transportation and increase alternative transit activity to everyday destinations in Town.

**POLICY TRANS-2:** Identify and enhance specific transportation routes for shared or multimodal transportation including motorized travel and nonmotorized travel (pedestrians, bikes, children, wheelchairs, strollers, and the elderly) through the development of complete streets, yield streets, mixed-traffic designated streets, and best practice guidelines for rural communities.

**POLICY TRANS-3:** Designate and improve appropriate nonmotorized routes for people with disabilities or the mobility-challenged, children attending school, commuter and recreational bicycling, wildlife, and nighttime safety.

**POLICY TRANS-4:** Identify and integrate daily and seasonal wildlife corridors and traffic into consideration when planning and developing new streets and pathways, and redesigning Highway 133 access and in-Town crossings of motorized streets.

**POLICY TRANS-5:** Prioritize, plan, and implement street and sidewalk repairs along routes that connect to local schools, parks, and other everyday destinations to improve safety and access for community members who bike, walk, or use other forms of nonmotorized transportation.

**POLICY TRANS-6:** Ensure compliance with ADA for all facets of transportation within Town limits. Ensure that all sidewalk upgrades meet ADA design standards and include features that meet accessibility requirements such as standardized curb ramps at intersection crossings, ample sidewalk width, and an unobstructed pathway clear of overgrowth or tripping hazards.

**POLICY TRANS-7:** Identify, align, and incorporate the use of appropriate materials for sidewalks, trails, and walkways that are ADA-compliant, avoid removal of existing trees, and integrate stormwater management.



**POLICY TRANS-8:** Ensure that all public buildings, parks, and event venues plan for and include ADA parking and entrances.

**POLICY TRANS-9:** Encourage, enhance, and promote pedestrian access and walkability to and within the Historic Town Core.

**POLICY TRANS-10:** Integrate trail development and nonmotorized connectivity into development/land use requirements for properties in key transportation corridors.

**POLICY TRANS-11:** Increase and maintain safety of Paonia’s motorized gateways to Highway 133 and include nonmotorized access and safety in related planning and updates.

**POLICY TRANS-12:** Coordinate and communicate with regional transportation stakeholders, both nongovernmental and governmental, to enhance regional transportation services.

**POLICY TRANS-13:** Work with Delta County and the North Fork Valley Airport to identify potential revenue streams and economic development opportunities, and support connectivity with regional commercial airport locations.

**POLICY TRANS-14:** In alignment with Delta County’s Recreation and Trails Master Plan, proactively plan and coordinate with stakeholders and other government agencies to reuse or convert the existing coal-train railroad track to regional rail or trail system that can serve members of the public and visitors should coal-train operations cease in the future.

**POLICY TRANS-15:** Provide continuous safe and accessible routes for pedestrian and nonmotorized transport to core commercial, educational, and social activities and to accommodate residents and visitors with ADA conditions.

**POLICY TRANS-16:** Ensure the Town plans all street improvements in a manner that supports mixed-use transport in appropriate thoroughfares that align with access to parks, schools, and the downtown commercial district, and other everyday destinations.





# GOVERNANCE & COMMUNITY PARTICIPATION

## OVERVIEW

Good governance and informed community participation are essential to the Town of Paonia’s ability to implement the vision and values of this Comprehensive Plan. Fostering cooperative and respectful interactions between the public and the Town at public meetings will support long-term engagement and success. Clear and regular public communication designated transparent access to decision-makers, and regular outreach by Board of Trustee members to the community will enhance trust and improve accuracy of information-sharing.

**The four pillars of good local governance:**

1. Values, ethics, and purpose
2. Working together toward a common goal
3. Transformational leadership
4. Informed and ethical decision-making

- Principals, Council of Europe

**VISION**

Paonia’s governance processes and operations are effective and efficient, breeding trust and buy-in from Town residents. Relevant information is easily accessed by Town residents to help them engage regularly and in constructive manner. The Town practices responsible regionalism, regularly engaging with regional partners.

**VALUES**

- A culture of respect, healthy communication, cooperation, transparency, and integrity within and between Town staff, elected and appointed officials, and community members.
- Constructive and informed community engagement and partnerships.
- Regional cooperation and coordination.
- Effective and efficient professional Town staff.

## POLICIES

**POLICY GOV-1:** Prioritize and support implementation of adopted community plans.

**POLICY GOV-2:** Proactively engage with regional, state, and federal partners including but not limited to those below. Ensure local plans and policies account for and are coordinated with relevant partners.

- Delta County
- Private water companies who contract with the Town for water
- North Fork Valley Creative Coalition
- North Fork Chamber of Commerce
- Delta County School District
- Delta County Libraries
- One Delta County
- Delta County Tourism Cabinet



- Region 10
- All Points Transit
- Delta Montrose Electric Association (DMEA)
- Gunnison Basin Roundtable
- Colorado Department of Transportation (CDOT)
- BLM
- USFS

**POLICY GOV-3:** Build Town capacity by maintaining adequate and qualified staff and ensuring proper funding and resources.

**POLICY GOV-4:** Ensure planning and budgeting processes are transparent and informed by professionals to appropriately plan and prepare for the future.

**POLICY GOV-5:** Provide accessible information to the public on key issues (e.g., larger infrastructure projects and policy discussion) to promote effective participation.

**POLICY GOV-6:** Build citizen capacity through well-managed community engagement and providing volunteer pathways for interested citizens. Prioritize filling any vacant elected and appointed positions such as the Planning Commission and Tree Board.

**POLICY GOV-7:** Maintain a police department that has the staff, resources, and training necessary to provide the community with the desired level of public safety and Code Enforcement Services.



# APPENDICES



PHOTO CREDIT: AVERIE CECILE

## APPENDIX A, ECONOMIC DEVELOPMENT

### PAONIA INCOME, JOBS, & WORKFORCE

Due to the nature of the food, agricultural, and entertainment businesses located here, and the associated increase in tourists that these businesses also bring in, many of Paonia's current wage jobs are seasonal. During the public process for this plan, it was clear that the community is motivated to diversify its economic functions.

The age of residents is important to the local economy. The share of residents who are in their prime working years, those aged 25 to 54 as defined by the Colorado Department of Labor and Employment, has declined from 37% in 2010 to 33% in 2020. The aging population of both the state and the Town of Paonia is pronounced. The median age of residents was 41 in 2000, 44 in 2010, and 49 in 2020. This same trend is occurring in Delta County at large. A decline in the prime working-age cohort coupled with an increase in seniors creates a challenging economic environment, and local employers report difficulty recruiting and retaining workers. At the same time, industries aimed at supplying the goods and services required by a retired population are primed to thrive if they can be successfully cultivated. Housing access is another factor contributing to labor availability and is discussed in detail in the Town of Paonia Housing Needs Assessment & Housing Action Plan, an element of this Comprehensive Plan.

#### Economic Development Capacity & Planning

One Delta County formed in 2020 as an investor-based non-profit economic development agency for Delta County and has representation from the County and each municipality. Current key initiatives include workforce education, industrial park expansion and a large workforce housing development in the City of Delta. Beginning in 2015, its predecessor, Delta County Economic Development, commissioned an economic assessment, market assessment, and economic development strategy to better understand how to adapt to a changing economic climate. The strategy was never officially adopted, but consistent with the recommendations of the Region 10 Regional Economic Development Strategy, it argues for focusing on export-oriented sectors including organic agriculture, manufacturing, and to a lesser degree tourism.

Recently the Hotchkiss Chamber of Commerce has rebranded as the North Fork Chamber of Commerce to serve Hotchkiss, Crawford and Paonia. In addition, several industry-specific groups and shared artist spaces exist. The North Fork Chamber of Commerce and existing county-level economic development efforts like One Delta County may serve as resources for Paonia businesses if engaged regularly by Paonia leadership. In addition, some Paonia businesses take advantage of business development opportunities through Region 10.

#### Fossil Fuel Extraction

Historically, coal mining was a major employer and economic driver; local reserves of "clean coal" are valued for their relatively low ash and sulfur content. The town experienced significant economic impacts with the closure of two of the area's three mines in 2004 and 2014. The remaining West Elk Coal Mine in neighboring Somerset is the most productive mine in Colorado and still employs several hundred people and has no known plans to scale back. This mine is also the largest single industrial point source of methane emissions in Colorado. Many residents are also concerned about impacts on local water quality from upstream fracking for natural gas. The importance of the fossil fuel industry to



the local economy and its simultaneous negative impacts on other industries that are dependent on stable climate and ample clean water access—in particular farming and ranching—is an ongoing tension within the economic fabric of the Paonia community.

## FUTURE ECONOMIES

### Agriculture, Arts, & Tourism

Paonia is known throughout the state for its excellence in organic, regenerative and biodynamic agriculture. The North Fork Valley’s West Elks American Viticultural Area (AVA) is one of only two recognized AVAs in Colorado. The draft Delta County Economic Development Strategy calls for the County to rebrand its economy as an Organic Center of Excellence as the cornerstone of a strategy focused on uplifting the entire agricultural industry and enhancing its synergies with tourism, manufacturing, and education. Though the Delta County EDS was never adopted, it provides a useful framework to inform the development of Paonia’s own agricultural economy.

A key element of this approach is investing in agritourism. Agritourism is any recreational or educational activity on a working farm or ranch which consumers can access. It is a nationally recognized entrepreneurial activity that can diversify market outlets for local agricultural businesses and simultaneously stimulate rural development of surrounding communities. The average agritourism visit provides a surplus from \$93 to \$164 per person per trip for primary purpose travelers according to data from Colorado State University. Agritourism creates economic opportunity rather than competition for agricultural producers, because an agritourism destination attracts visitors who will likely want to visit other agritourism destinations. Local restaurants and bakeries, caterers, food trucks, pop-ups, farm and farmers’ markets, and value-added businesses are positive examples of farm-to-table enterprise and retail manufacturers that serve locals and attract tourists to enjoy the rural aesthetic and purchase organic value-added agricultural products. Opportunities exist to incubate, strengthen and expand more traditional working farms as well as agritourism-related enterprises in Paonia and the NFV, including developing a regional food hub and expanding value-added food processing facilities.

The Paonia area is also home to many organic, biodynamic and climate smart or regenerative farms with highly skilled farmers. Another opportunity for economic development may lie in the cultivation of educational programs focused on these growing areas of agriculture that utilizes the existing Hotchkiss USDA and Colorado State University Organic Research Station and the knowledge and practice based in the North Fork Valley. Similar to the successful Solar Energy International, such a school could be located within Town boundaries and would increase economic value for area residents employed as teachers as well as attracted out of town visitors and students. The Colorado Workforce Development Council has indicated that agricultural and farmer education is one of its primary areas of focus and has funding available to support the development of such programming. Along this vie, the State of Colorado’s 2023 Talent Pipeline Report emphasizes the agricultural sector as one of the key areas of economic development for the state. In particular, it notes that “bringing the next generation of workers into the agricultural industry is important to the sustainability of rural economies and Colorado’s agricultural sector.”

### Wellness Tourism, Outdoor Recreation, & Retirement Services

Tourism is a large and fast-growing industry, however unbalanced by regular year-round well-paying and placed based jobs, deplete a community and lock out locals from housing. This is a major challenge for



many communities in Colorado. However, a rapidly growing subset of tourism called, “wellness tourism” offers a less extractive and more beneficial impact on the communities that develop it. Unlike traditional tourism, wellness tourism is largely based on the authenticity of a place and the continuation of natural local attributes that our community values such as dark skies, clean water and local food. Furthermore, it has been shown to bring in more revenues and create more permanent jobs for the local population than regular tourism. Wellness tourists are high-yield tourists who bring greater economic impacts than traditional tourists and their desire for local healthy food as part of their experience can be a complement to our focus on sustaining and growing local agriculture.

Paonia boasts abundant opportunities for outdoor enthusiasts, offering a wealth of activities such as hiking, mountain biking, fishing, hunting, cross-country skiing, snowmobiling, backpacking, and much more. Tourists and visitors who are attracted to recreational opportunities at the North Fork of the Gunnison River, adjacent BLM land (Jumbo), Grand Mesa, Black Canyon National Park, and Kebler Pass also patronize local restaurants, wineries, lodging and gear shops. The Parks, Recreation and Trails Master Plan details potential economic benefits of outdoor recreation.

Colorado has the fourth fastest growing 65+ age group in the US and Paonia over the past several decades has become known as a retirement community. This is also a potentially important source of future economic activity for the Town and relates to the wellness industry with regards to trained services providers in both allopathic and complementary medicine and the food service industries. Retired seniors consume large amounts of local goods and services, and thus require a year-round workforce to support their needs. The growth in retirees will impact every age bracket in the labor force, causing robust demand for replacement workers and increased need for caregiving occupations such as direct care workers. The population of the greater Paonia CCD is also aging. Just under half (48%) of residents in this part of the valley are aged 55+, a much higher share of residents than in 2000 (29%) and 2010 (40%). Paonia currently lacks several key services that would benefit this population, including a pharmacy, walk-in clinic, and in-home care services. These services would also generate stable, year-round jobs.

**Downtown & Creative District**

In 2013, Paonia became a Certified Colorado Creative District with a unique emphasis on arts and agriculture. A primary goal of this designation is to attract more tourists. Several organizations exist to support the arts and agriculture and to connect these sectors with the tourism industry, including the North Fork Valley Creative Coalition (which manages the Creative District designation), Valley Organic Growers Alliance, and the West Elks American Viticulture Association. The North Fork Valley Creative Coalition has contributed to the vitality of the downtown economic corridor through creative placemaking, wayfinding and signage, events and programming. In recent years new businesses, workspaces, boutiques and galleries have also opened downtown, yet as of January 1, 2024 there are approximately eight empty commercial locations along Grand or in the downtown core. At the same time, there are days when downtown food trucks’ average wait times for food range between 20-40 minutes, suggesting strong demand.

In recent years the growth of music events and festivals has grown with Big B’s summer music series and Pickin in the Park. These events bring out locals and bring in tourists from the area and around the state. They can also attract other business to come and vend in Town, however, Paonia does not currently collect sales tax for vendors who are selling in Town limits but not registered here. Lodging businesses





see boosts during these times, however the overuse of short-term rentals, especially in summer months to accommodate visitors has presented a challenge for both year-round Paonia residents and seasonal workers in need of housing.

### Trades & Skilled Labor

The absence of a business that provides year-round, living-wage jobs—other than the remaining coal mine—is felt in the local economy. A key growth opportunity for the local economy is in workforce development, particularly in skilled labor and trades.

Skilled labor is generally characterized by advanced training (expertise attained through experience and certifications or licenses in their specific fields) and likewise generally corresponds with higher wages. Three converging factors—an aging workforce (both Paonia and Colorado have a majority of workers in the aging category), the rural nature of the Town, and what is projected to a rapid rise in automation of the US workforce by AI technology—provide a background for a focus on developing trade and skilled labor education. Solar Energy International (SEI) offers an excellent example of this with their training program. SEI also is an example of the kind of business that brings in people year-round for training.

The State of Colorado has emphasized the need to invest in the infrastructure workforce, advanced manufacturing workforce, medical workforce to support an aging population, and rural workforce. These careers can be stable and lucrative. According to the Bureau of Labor Statistics, many of the fastest-growing career fields in the US are skilled trades.

“Rural communities have often had a difficult time retaining younger generations for number of reasons, including wages, education, and social issues. Communities depend on younger, more educated workers and leaders to grow and survive, this poses a serious risk.”  
Report: Rural Economic Resiliency in Colorado (Colorado Office of Economic Development & International Trade)

### Construction

Since 2020, housing construction has been constrained by the moratorium on water taps. Despite the moratorium, General Contractors, carpenters, electricians, plumbers and other related trades are in demand. The Town of Paonia Housing Needs Assessment & Housing Action Plan calls for 100 new homes to be built in and around Paonia over the next five years, with 25-35 units built “as quickly as possible” after the moratorium is lifted. Further, much of Paonia’s housing stock is considered “extremely old” and will require repairs. Skilled tradespeople will be increasingly needed as construction accelerates over the coming decades.

## CHALLENGES

Central to the continued sustainable development of the art, service, agricultural, and tourism sectors will be policies aimed at regulating short term rentals and the creation of affordable housing to ensure that artists and wage workers can continue to reside within the community. The tension between growth in tourism and housing for locals due to the rise of short-term-rentals is detailed in the Housing Needs Assessment & Housing Action Plan.

The success of export industries such as agriculture and tourism depend largely on macro-economic and ecological trends. Both the Delta County Tourism Board Marketing Plan and the Region 10 Economic





Development Strategy point to the negative economic impacts of natural disasters (fire, drought, fluvial hazards, etc.). Pollution from fossil fuel extraction and other heavy industries could seriously damage the region’s reputation for organic excellence. Thus, protecting and caring for the watershed and ecosystems that underpin Paonia’s economy, as detailed in the Infrastructure Element of this Plan, is an essential strategy for economic resilience.

## RESOURCES

Delta County is designated an enhanced rural enterprise zone by the State of Colorado. This designation allows local businesses to receive state income tax credits and sales and use tax exemptions for specific business investments. Taxpayers who contribute to enterprise zone projects may also earn income tax credits. Taking advantage of these tax credits and exemptions could help existing businesses become more viable as well as incentivize and lower the barrier to entry for new businesses.

The Colorado Rural Resiliency and Recovery Roadmaps program provided technical assistance and grants for regional teams of rural communities to drive economic relief, recovery, diversification, and long-term resilience.

The Rural Technical Assistance Program (RTAP), formerly known as Colorado Blueprint 2.0, provides free technical assistance, consulting, and funding to help rural communities create economic development strategies

The Career Development Incentive Program, or Career Development Success Program, provides financial incentives for school districts and charter schools that encourage high school students, grades 9-12, to complete qualified industry credential programs, pre-apprenticeships and apprenticeships, and internships.

The Northwest and Rocky Mountain Regional Food Business Center supports a more resilient, diverse, and competitive food system. This Center is designed to be a node for our region’s small and mid-tier food and farm businesses and local and regional food sector development initiatives by supporting cross-regional collaboration, providing and analyzing relevant and timely data, and serving as a gateway for USDA programs and other third-party funding opportunities, with a focus on underserved farmers, ranchers, and food businesses.



## APPENDIX B, INFRASTRUCTURE

### WATER

Water is precious in the West, and especially so for Paonia. The uniqueness and age of Paonia's water system combined with the level of investment required in the coming years for upgrades, and transitions in climate and temperature, presents a once-in-a-lifetime opportunity to not only rebuild the old system but to also reimagine how the Town and relevant regional stakeholders can work together to preserve the performance of the water source and enhance the longevity of the watershed.

Water in Paonia flows through three distinct systems:

- the North Fork of the Gunnison River and its tributaries, which provide for vegetation and wildlife and which cool, clean, and green the region;
- the river-connected ditches and their laterals that supply water for in-town and out-of-town agricultural users and in-town landscape use; and
- the spring-fed source water system that supplies municipal households and commercial users with drinking water.

### Wildlife & Irrigation

The river and ditch systems which support Paonia's unique local microclimate, ecology, wildlife, and agriculture are fed throughout the summer by the reserve of water in Paonia Reservoir, and from the North Fork of the Gunnison that flows from the West Elks and Ragged Mountain ranges. Paonia Reservoir currently has a total holding capacity of 14,674 acre-feet. Its capacity has shrunk 25% since 1962 due to heavy sedimentation from Muddy Creek, its main water source. The reservoir is managed by the US Bureau of Land Management and the Army Corps of Engineers.

### Municipal

The municipal system which provides Town treated water is supplied by approximately 25 springs that form five spring complexes which ring the north and west basins of Mount Lamborn. The Town owns the land for Steven's springs, but the majority of springs are located on US Forest Service lands and private property.

### Past, Present, Future

Paonia has a unique municipal water system, unlike any other in the State of Colorado. Leading achievements in water engineering at the time it was completed, the Paonia Project—which made the Paonia reservoir, and the series of ditches and pipes constructed around the five spring complexes surrounding the north and west slopes of Mount Lamborn—fed the growth of mining and agriculture in the region. However, complexity, age, change in climatic patterns, and human-caused desertification pose substantial challenges to the viability of the water system. The spring-fed municipal water system needs extensive repair, from restoration of the watershed itself to the treatment plants and the elaborate networks of pipes and valves that deliver water into and around Town.

### Water Efficiency & Redundancy

While customer water use efficiency has increased in the past decade, there remains room for further gains from water efficient appliances and practices in both commercial and residential use. There are



substantial efficiency gains to be had from increasing performance in the water delivery system. Approximately 23-39% of water produced is currently unaccounted for in delivery between treatment plants and customers. As of the beginning of 2024, the first steps are already underway with the implementation of the first phase of the Capital Improvement Plan and associated rate increases which will support upgrades and fixes to this system and reduce overall water loss. Due to the overall age and nature of the gravity fed system some level of leaks will remain and should be taken into account when looking at overall water availability going forward.

Redundancy in the water treatment system is critical to the resilience of the system. In 2019 the Town suffered a critical water supply issue that was exacerbated by the fact that “the lower treatment plant and 1-MG storage tank were not in service during this event [thus making] half of the Town’s raw water supply, half of its treatment capacity, and 33% of its finished water storage capacity unavailable to support demand during the emergency.” Current and future proposed upgrades to address these issues including the rehabilitation of the Clock treatment plant, have been outlined in the 2023 Water Capital Improvement Plan.

### Water Volume & Source Reliability

The springs that feed the Town of Paonia are highly sensitive to drought conditions due to their strict dependence upon snowfall and runoff season. While Colorado weather is already well known for its variability, the increase in severity and duration of drought, increased winter and spring temperatures, increased duration and severity of spring winds, increased rates of sublimation of snowpack and decreases in soil moisture due to vegetation degradation, and changes in precipitation patterns moving away from snow to rain mean there is and will continue to be less and less reliable or regular snowpack, and also that the moisture from melting snow is less likely to translate into liquid water run-off. The Town of Paonia recognizes these threats to its water supply.

Paonia’s watershed has high groundwater recharge potential and semi-arid climates are known to be especially sensitive to changes in vegetation and surface water making the system also potentially viable for regeneration and land management intervention to support both system water retention and ongoing supply.

“Precipitation type (rainfall versus snowfall), amount, and temporal and spatial distribution are important for determining the amount of recharge that a groundwater system may receive, particularly as infiltration from precipitation to the shallow bedrock groundwater systems.”

Average annual precipitation determines the climate of the project area, and in the case of the North Fork Valley, the topographically higher terrains near Grand Mesa and West Elk Mountains are sub humid and cool and have excellent recharge potential, both from rainfall in the spring, summer, and autumn months, and from the melting of snowpack throughout the winter and early spring, especially areas covered by gravels and slope deposits.

The small water cycle is more important to local precipitation patterns than the large water cycle. In fact, it is estimated that mean global precipitation overland is 720 mm, of which only 310 mm is from the large water cycle and 410 mm comes from the repeated evaporation-precipitation process of the small water cycle. -Walter Jehne



The Town of Paonia has a designated Municipal Watershed within its broader watershed, as defined in the Colorado Department of Public Health and Environment (CDPHE) Source Water Protection Plan. Most of this land lies within the Gunnison National Forest, which is managed by the US Department of Agriculture’s Forest Service. Other landowners in the protection area include the Bureau of Land Management and privately owned lands, which sit under jurisdiction of Delta County. Both BLM and USFS lease lands for grazing in these areas to private ranchers. Work to restore and regenerate the watershed will need to be conducted in concert with relevant landowners and stakeholders.

### Rates

In 2023 the Town of Paonia increased rates for water, sewer and trash. Future increases in rates will be required to meet the base financials required to secure funding to implement the 2023 Water Capital Improvement Plan. While the Town will not wholly rely on water rate revenue, rate increases are likely essential for obtaining other funds in the form of grants and low interest loans needed to fully fund capital improvements.

## WASTEWATER

Paonia’s Wastewater Treatment Plant manages wastewater collection from residential and commercial customers. The treatment plant was brought online in 2006 and consists of a manual bar screen, two aerated lagoons, a settling/polishing pond, a serpentine chlorine contact chamber and a dichlorination feature. It has a permitted rated capacity of 0.495 million gallons per day (MGD) and typically treats 0.15 MGD. Wastewater from the system is discharged to the North Fork of the Gunnison River.

The 10.5 miles of pipe that make up the wastewater collection system are entirely gravity driven and consist of service laterals, manholes, and gravity sewer mains. The collection system is composed of approximately 63% PVC piping and 37% vitrified clay piping (VCP). The majority of the clay pipe is past its expected lifetime and an estimated 20,000 ft of PVC pipe will need to be replaced in near future making the entire system in need of upgrade in the near future.

It is worth noting that overall treatment levels of water treated are lower in the winter. The Water Tap Moratorium also has an effect here: as long as it remains in effect, or even as 7-14 new homes are added as is planned in the 2023 budget, wastewater treatment levels are unlikely to grow materially. With an ongoing increase in winter temperatures, it is worth considering the use of green infrastructure, in particular constructed wetlands in future wastewater treatment upgrades. Studies have shown the positive impacts that wetlands have in semi-arid regions when it comes to local temperature regulation, in particular when it comes to extreme heat mitigation, as they have been shown to lower ambient temperatures by 7-14 degrees as compared to similar areas where they are not present.

## SANITATION AND RESOURCE RECOVERY

The Town provides garbage collection services to approximately 900 accounts within Town limits. There are no municipal composting or recycling services. The majority of trash collection accounts are residential with a varying amount of commercial. Trash services offer 33 Gallon Cans, 2- and 3-cubic yard dumpsters and oversized items. Residents may also leave yard trimmings in bundles no bigger than 1’x3’ neatly tied next to the trash bins. Many individuals compost personally or report bringing food scraps to neighbors with farms or livestock. There are at least two private recycling haulers that service Paonia. Aluminum cans may be dropped off for recycling outside of Don’s Market and there are cardboard and



paper recycling bins in the parking lot of City Market in Hotchkiss. Delta County supports free recycling at the Double J Recycle Center in Austin. CHT Resources operates a composting facility for organic waste in Austin.

Private recycling services combined with the free drop-off options appear to be servicing the area well. Curbside recycling and composting is unlikely to prove economical given the level of at home and on-farm composting and the small service area. However, the community ethos of self-sufficiency has led to a high individual participation rate in both manufactured and organic materials recycling.

According to the 2023 Housing Needs Assessment & Housing Action Plan consultant team, the average residential rates for water, sewer and trash total \$320 per month. These rates are higher than the national monthly average which is \$171 according to Energy Star and the Colorado state average which is \$241. Simultaneously, the assessment found that roughly one of every five homeowners and two of every five renters are cost burdened. While the state of Colorado offers some financial relief for heating costs through the Low-income Energy Assistance LEAP program, the high cost of water and sewer fall outside of LEAP’s coverage. Rates are expected to increase in both water and wastewater over the next five years - the base rate for residential water is expected to rise from \$43.00 in 2024, to 48.30 in 2028 and wastewater rates will raise two dollars between 2023 and 2024 (and will likely need to be raised again in the coming three years).

## URBAN FOREST

All urban trees require management as they mature in the landscape. To increase tree diversity and canopy resilience in Town, new tree species must be consciously curated and properly planted and cared for. To sustain the urban forest’s vital functions in Paonia, funding is needed to take care of existing trees and plant new ones. As Paonia’s urban forest ages and comes under increasing stress from drought, increased heat, and high winds, formalizing care for the Town forest is critical. As trees reach maturity new smaller trees must be planted adjacent to them to support successful succession. The 2021 Paonia Street Tree Inventory provides a robust framework with direction for street-tree care and the establishment of regular and professional maintenance and replacement that will support their longevity and reduce risk to the Town. However, this report is just the first step, and several follow-on actions are suggested in this Plan to establish the quality of service required to maintain our valuable urban canopy.



# APPENDIX C, TRANSPORTATION

## OVERVIEW

Paonia sits to the south of CO State Highway 133, which serves to connect Paonia to Somerset, Crested Butte, and the Roaring Fork Valley to the east/northeast, and to the larger cities of Delta, Montrose, and Grand Junction to the west. Paonia is not connected to any major cities or transportation hubs by public transit and is difficult to access without a car. Transit between Paonia and other communities in the North Fork Valley and Delta County is limited to a few services that provide access to community facilities like schools and healthcare facilities. The Town’s remote location may be a limiting factor to the Town’s accessibility. However, with its compact size and tree-lined streets, the Town of Paonia itself is already a reasonably walkable and bikeable community. Town residents who responded to the 2020 Revitalizing Main Street study provided the following information on which mode of transportation they use when they visit Grand Avenue: 88% drove a personal automobile, 56% walked and 30% rode a bike. Respondents were allowed to choose more than one mode, indicating that many folks who drive downtown also visit by walking or biking.

“The size, shape and speed of automobiles have changed. There is more interest in the walkability of the Town and we see more bicycles, e-bikes, skateboards and scooters on Grand Ave. With an aging, yet active, population there are more people walking and riding bikes than ever. Sidewalks and crosswalks must accommodate wheelchairs and walkers.”  
- CDOT Revitalizing Main Street, Interim Report 2021

## GETTING TO PAONIA

The nearest international airports are in Denver (4.5 hours) and Salt Lake City (5.5 hours), with regional airports located in Montrose (1 hour) and Grand Junction (1 hour 20 min).

Amtrak train stations are located in Glenwood Springs (1 hour 30 min) and Grand Junction (1 hour 15 minutes).

The shortest route to reach Paonia from I-70 or Roaring Fork Valley (Aspen, Snowmass Village, Basalt, Glenwood Springs, and Carbondale) to the north is by crossing McClure Pass (elevation 8,755 ft), which is occasionally closed for hours or days due to inclement weather, particularly in the winter. In late spring/early summer 2023, damage from a sinkhole caused Highway 133 north of Paonia to be closed for nearly two months, severely impacting tourism and commuting between the North Fork Valley and Roaring Fork Valley until the highway was repaired by Colorado Department of Transportation (CDOT). Following this incident, CDOT began a \$33.4 million slope stabilization project to reduce erosion and improve highway safety and functionality. Alternate routes from Denver to Paonia are via Grand Junction or Gunnison, adding an additional 50 minutes to 1.5 hours of travel time.

From nearby cities, Carbondale and Delta, there are no regular public transit options available to reach Paonia, nor are there any taxis or commercial ride sharing services in Paonia or the surrounding areas. Travelers without a car can hitch, rideshare, or pay for a private ride to Delta or Glenwood Springs and then utilize the Bustang public bus service operated by CDOT, which travels along I-70 to and from Denver and between Grand Junction and Durango. Currently there are no known plans to expand



Bustang service to the North Fork Valley. From Glenwood Springs or Carbondale travelers can also utilize the Roaring Fork Transportation Authority bus system to reach Aspen Airport.

### HEALTHCARE ACCESS

Lack of regional and local public transportation makes it challenging to connect Paonia and the North Fork Valley to larger cities where hospitals are located. EMS ambulance services are provided by North Fork EMS, a local five-member board special district funded by a mill levy. The ambulance service is responsible for responding to all 9-1-1 calls in a 1,500-square-mile area over three counties as well as maintaining three stations in the region. The nearest nonemergency healthcare clinic is in neighboring Hotchkiss (9 miles/17 minutes). This location does not provide 24 hour services. The nearest hospital and emergency room with 24hr services is in Delta (26 miles/39 minutes), with more specialized care available in Montrose (50 miles/1 hour) and Grand Junction (71 miles/1 hour 20 min). Several private taxi services exist which accept insurance and Medicaid to pay for travel to healthcare visits. Health First Colorado (Colorado’s Medicaid program) operates its own Med-Ride service available 24/7 for nonemergency healthcare visits. In addition, the nonprofit All Points Transit offers low-cost trips predominantly for seniors and disabled people (healthcare visits can be covered by Medicaid) and the North Fork Senior Connections nonprofit runs Neighborly Connections, a volunteer-based program to help seniors get to their healthcare visits.

### SCHOOL ACCESS

Delta County Joint School District 50J buses students from Paonia to North Fork High School, the area’s only public high school, located in Hotchkiss (11 miles/20 minutes from Paonia); and to the North Fork Montessori School, located in Crawford (16 miles/25 minutes) from Paonia). The Paonia K-8 school and the North Fork School of Integrated Studies are both located within walking distance of downtown Paonia.

### COMMUTING

A significant portion of people employed within the Town of Paonia commute from outside of Town, and a significant portion of people who reside within Town limits commute to work elsewhere. This dynamic is due in part to relatively high housing costs paired with relatively low wages in the local economy and is addressed in greater detail in the 2023 Town of Paonia Housing Needs Assessment & Housing Action Plan (source of the data in the chart below).

| Commuter Type  | Source    | Percentage of Workforce |
|--|-----------|-------------------------|
| Employed in Town of Paonia, live outside Town              | US Census | 79%                     |
| Employed in Paonia CCD, live outside this area (US Census) | US Census | 53%                     |





|   |  |     |
|---|--|-----|
| Employed in Paonia area, live outside this area | 2023 Employer Questionnaire from Housing Needs Assessment & Housing Action Plan by Urban Rural Continuum | 20% |
| Live in Town of Paonia, employed outside Town   | US Census  | 77% |
| Live in Paonia CCD, employed outside this area  | US Census  | 71% |

### STREETS & SIDEWALKS

Paonia has four primary roads that run east to west and approximately 32 streets and alleyways that cross at least two of these longer thoroughfares from north to south. Collectively these equal approximately 22 miles of road, over 98% of which are asphalt roads, some concrete paved roadways, and some single lane gravel roads (largely alleyways or short dead-end branches). Only two of the four east/west streets, “2nd” and “3rd,” cross the railroad tracks that separate about one third of the Town to the east, while two thirds, including the downtown, remain to the west of the tracks. The downtown street is “Grand Avenue,” not to be confused with “Main” which is one street to the west of the commercial and creative downtown core.

The Town maintains roads within its boundaries: the intersection of 4th and Grand to the north, intersection of Samuel Wade and Highway 133 to the west, the intersection of Mathews Lane and Niagara Ave, intersection of 1st St and Lamborn Mesa Rd, the intersection of Colorado Ave and Meadowbrook Blvd to the south, the intersection of 7th St and Black Bridge Rd to the east. The side streets between Highway 133 and the North Fork of the Gunnison River are the responsibilities of the County.

There are two main connection points from Town to Hwy 133: 4025 Road (also referred to as the “P” Road), which enters to the west of Town and becomes Third Street, and State Highway 187, which follows a southern direction from State Highway 133 and becomes Grand Avenue. Both of these roads utilize bridges that cross the North Fork of the Gunnison River. Access routes to the Town from the south include Matthew’s Lane from the southwest, 4100 Road from the south and Dry Gulch from the southeast.

According to the 2021 Asset Inventory, while there are some recent sections of newly paved concrete road, “most sections of Paonia asphalt roads exhibit moderate to severe surface wear and defects referred to as raveling and polishing, [while] virtually all sections of the roads exhibit some type of surface cracking. The PASER scale, which is a 1-10 rating system for road pavement condition, was used in asset evaluation which showed that only 4 major street sections were rated in “excellent” condition, 17 in “good” while 68 sections received “poor” or “fair” ratings and 11 section received “very poor” or “failing”.

According to the “Paonia in Motion” Parks, Recreation & Trails Master Plan there are 40 miles of sidewalk area, while less than half of this area has sidewalks installed. Much of the existing sidewalk infrastructure lacks curb ramps and or ends abruptly at the neighboring yard. By Town municipal code,



“every owner or occupant of any premises within the Town having a sidewalk or walkway on or adjacent to the premises shall have the duty to keep the sidewalk clean of snow and ice.” A sidewalk fee is currently assessed for all residents and businesses. Even with less than 50% of sidewalk areas paved, this fee does not cover annual maintenance needs. The current patchwork of sidewalk pavement is unnavigable for wheelchairs and dangerous for walking, performs poorly in heavy rain and under icy conditions, and is not designed to be copacetic with urban and street-trees as they continue to grow.

Revenue for the Town of Paonia’s Sidewalk Fund is generated by a \$3.00 per month sidewalk fee, approved in 2013, that is paid by in-town residents. The Town’s Sidewalk Fund is designated for the repair and replacement of existing sidewalks within Paonia. This fee is set to expire in December 2024 unless voters approve a renewal/extension.

**WALKABILITY & BIKEABILITY**

Like many towns in the West, the street system in Paonia was originally a series of dirt or gravel roads with horse access and then a common speed limit for cars and yield signs at key intersections. As roads have been paved, the traffic system has not formally evolved to control for speed or passthrough/commercial traffic routes. Neither has it formally incorporated other means of transportation such as biking or pedestrians. While surveys have shown that many people in Paonia ride their bikes to school, to do errands or to social outings, or reach the Mount Jumbo trail system, there are no designated bike lanes on Paonia’s streets. Likewise, there are no dedicated bike paths nor bike lanes to connect Town residents to Big B’s or other businesses along Hwy 133, nor to Volunteer Park on Mathews Lane which is heavily used for youth sport leagues and other activities. There is no continuous system of sidewalks or routes for residents to walk downtown or for children and youth to walk to school.

“Do everything possible to promote responsible, progressive, growth. Walking-friendly towns tend to promote excellent business opportunities, which is what I want to see more of in this town.”  
- Participant in the 2020 CDOT Main St Revitalization Survey

In addition to repairing and maintaining sidewalks, walkability and bikeability can be enhanced by dedicating routes and building new pathways for these modes of transport. There is a prime opportunity to support measures that encourage biking and walking along 3rd Street while funneling nonresidential vehicle traffic to 2nd Street. 3rd Street is almost entirely residential east of Onarga Avenue and is already heavily used by pedestrians and cyclists accessing the parks and schools, while 2nd Street is currently zoned commercial and light industrial from Main Street to Oak Avenue. At a Town of Paonia Board meeting in June 2023, citizens requested ToP reduce the speed limit while improving signage and enforcement for safety purposes, particularly on 3rd Street and Rio Grande Avenue near Apple Valley Park. In addition, the Parks, Recreation & Trails Master Plan provides recommendations for a trail along Mathews Lane to improve safety and connectivity between Town and Volunteer Park. Clearly directing vehicular and nonmotorized traffic along distinct, designated routes—supported by well-maintained sidewalks, and bike lanes, and trails; appropriate speed limits and signage; and safe crossings—would improve safety and traffic flows through Town.

### AIRPORT

The North Fork Valley airport is located 4 miles outside Paonia on Back River Road and is jointly owned by Delta County and the Town of Paonia. The airport currently services a low volume of local and recreational flights, with potential to offer connecting commercial flights to regional airports in the coming decade. The Town should work proactively with Delta County to understand the potential to develop the Airport as both an Enterprise account and as a source of tourism income for the area.

### RAILROAD

The iconic coal train that runs through Paonia was inaugurated in 1902 as the North Fork Line of the Denver & Rio Grande Railroad. The route was built to service the coal industry, with the added benefit of serving the agricultural regions up and down the valley, including transport of fruit, cattle, and passengers. What is now the North Fork Branch of the Union Pacific Railroad is still utilized to export coal from the West Elk Mine in Somerset. The North Fork Branch connects Somerset to the City of Delta, where the North Fork Branch ties into the Montrose Branch. The Montrose Branch runs between the City of Montrose and the City of Grand Junction. The anticipated lifetime of the remaining active West Elk coal mine is projected to be less than 20yrs from the date of this Plan’s creation. There is both state and national precedent for railways that are no longer in commercial use to be converted to trails.

Key Takeaways from the 2020 CDOT Main St Revitalization Interim Report:

- Strong perception of inadequate parking on Grand Ave
- Lack of awareness of alternate parking options (side streets, public lots, etc.)
- General support for more trees, flowers, green space, benches, bike racks, and art in the downtown economic corridor

### PARKING & SIGNAGE

A community survey from the 2020 CDOT-funded Main Street Revitalization study identified a strong perception of inadequate parking on Grand Ave coupled with a lack of awareness of alternate parking options (side streets, public lots, etc.) as one of the main limitations of the downtown business and creative district.

# APPENDIX D, GOVERNANCE & COMMUNITY PARTICIPATION

## OVERVIEW

Critical themes that emerged through this comprehensive planning process are the professional development of directors and staff, modernization of internal business practices, increased transparency in budgeting, dedicated public communication from the Town and members of the Board, and transparent planning and execution of public projects by the Board of Trustees. Proactive management of the Town’s human resources, including updated job descriptions, professional licensure, incentivizing performance, and ensuring accountability all can further improve effectiveness, and efficiency. Consistent interpretation and enforcement of existing laws, codes and regulations will work to build trust in Town governance and accountability. Maintaining fully staffed and operational bodies such as the Planning Commission and Tree Board will support ongoing implementation and project execution. Finally, the public has expressed its desire for the Town to explore formal, feasible, and legal ways to engage citizen volunteers help to standardize Town processes for volunteer engagement. Engaging local NGOs to help create platforms to engage the human capital and expertise that exist within the community will help develop positive relationships and make use of the good will and expertise in the community.

## COMMUNICATION

Regular and professional communication outwardly to citizens via newsletters and text messages, social media, local print media and other means of direct contact will help to counteract an old culture of the “rumor mill” as the primary source of information regarding Town workings, plans and other formal processes. Consistent management of Town logos, letterhead and announcements will further help to solidify what is official Town business and what is not. Direct outreach to stakeholders for key Town Business planning and policy implementation will work to build trust and achieve desired outcomes.

## CITIZEN ENGAGEMENT

Throughout the community engagement process for this Plan the community expressed its desire to support key areas where they have expertise or passion. The City of Fort Collins offers an outstanding model for formal citizen engagement that the Town of Paonia could explore adopting or adapting. Through a strategic process working with a qualified third party and the community, the City of Fort Collins identified a mission to “promote volunteer involvement to improve services and create community” and created a Strategic Plan for Volunteer Engagement.

## INTERGOVERNMENTAL COLLABORATION

Effective regionalism requires ensuring local plans and policies account for and coordinate with adjacent jurisdictions and other relevant regional stakeholders. To achieve the goals identified in this plan, to continue to develop our local capacity, and to take on the challenges associated with the restoration of Paonia’s watershed, Town of Paonia should seek to designate official representatives to collaborate regularly with, and participate in, regional planning efforts.





## APPENDIX E, REFERENCE & RESOURCE DOCUMENTS

- American Planning Association's Comprehensive Plan Standards for Sustaining Places, 2015
- Asset Inventory and Capital Improvement Plan, SGM, 2021
- Bottom-Up Delta County Economic Development Goals, 2011
- CO 133 Paonia Slope Stabilization, Colorado Department of Transportation, 2023
- CO Creative Districts
- Colorado Bike Law
- Colorado Department of Transportation Main Street Revitalization Grant Application, 2022
- Colorado Department of Transportation Main Street Revitalization Grant Town of Paonia Interim Report, 2021
- Colorado Department of Transportation Main Street Revitalization Grant, 2020
- Colorado Growing Water Smart Guidebook: The Water Land-Use Nexus
- Colorado State Demographer Office Paonia Profile, 2023
- Comprehensive Plans. Colorado Department of Local Affairs, 2023
- Connected Communities: Local Governments as a Partner In Citizen Engagement and Community Building, 2010
- Delta County Economic Assessment, 2015
- Draft Delta County Economic Development Strategy, 2015
- Delta County Land Use Code & Zoning Maps
- Delta County Market Assessment, 2015
- Delta County Tourism Marketing Plan, 2017
- Developing a Sediment Management Plan for Paonia Reservoir, Kent Collins, Hydraulic Engineer, Bureau of Reclamation, Denver, Colorado
- DOLA Affordable Housing Guide for Local Officials
- Draft Paonia Master Plan, 2018
- Draft Paonia Master Plan, Barbara Peterson, 2012
- Draft Paonia Master Plan, EMB Consultants, 2021
- Economic Power of Heritage and Place
- EPA Water Quality Scorecard
- Global Energy Monitor Wiki, West Elk Coal Mine
- Highway 133 Corridor Plan, 2010
- Impact of wetland change on local climate in semi-arid zone of Northeast China. Liu, Y., Sheng, L. & Liu, J., 2015
- JDS Hydro Water System Evaluation, 2021
- Land Use Law presentation by Leslie Klusmire
- Land Use Planning in Colorado
- Local Government Land Use Authority in Colorado
- Master Plan Primer, DOLA
- Multi-Jurisdictional Hazard Mitigation Plan for Delta County - Volume 1, 2018
- Multi-Jurisdictional Hazard Mitigation Plan for Delta County - Volume 2, 2018
- North Fork Valley and Terraces Groundwater System, Delta County, Colorado, 2013



- North Fork Valley Heart & Soul Project, 2014
- North Fork Valley Vision, 2020
- Paonia Comprehensive Plan, 1996
- PRTMP, 2022
- Paonia Municipal code (Ord. No. 2014-04, § 1, 1-13-2015)
- Paonia Tree Inventory Report Final, 2020
- Region 10 Comprehensive Economic Development Strategy
- Ridgway Master Plan, 2019
- Rural Economic Resiliency in Colorado
- Snoflo.org, 2023
- Snowpack Sublimation - Measurements and Modeling in the Colorado River Basin, 2009
- Spatial variation of snowmelt and sublimation in a high-elevation semi-desert basin of western Canada, Scott I. Jackson, Terry D. Prowse, 2009
- Summary of Town of Paonia Community Strategic Planning Session, 2022
- Summary of Town of Paonia Draft Water/Wastewater Capital Improvement Plan
- Town of Paonia Community Strategic Planning Session, 2022
- Town of Paonia Housing Needs Assessment & Housing Action Plan, 2023
- Town of Paonia Source Water Protection Plan, 2010
- Town of Paonia Zoning Map, 2017
- Water for the Recovery of Climate – A New Water Paradigm, Kravčik et al., 2007
- Water from air: an overlooked source of moisture in arid and semiarid regions Theresa A. McHugh, Ember M. Morrissey, Sasha C. Reed, Bruce A. Hungate & Egbert Schwartz, 2015
- What Matters Most: Voices & Values of CO's NFV (Heart & Soul Project), 2014





# APPENDIX F, PUBLIC COMMENTS

Please see Paonia Comprehensive Plan (2024) Public Comments Document for all public comments submitted during this planning process.



**PAONIA  
COMPREHENSIVE  
PLAN (2024)  
PUBLIC  
COMMENTS**

# COMMUNITY ENGAGEMENT SESSION #1

## Risks, Resilience, & Emergency Preparedness

### **We value:**

1. Proactive hazard & threat identification for our community - 2 dots
2. Individual & community preparation - 5 dots
3. Protection of existing constructed & natural infrastructure - 3 dots
4. Nature-based solutions & green infrastructure - 17 dots
5. Private/public efforts to identify & co-address critical factors for food, energy, & water - 7 dots

### **Your Values & Vision for Emergency Preparedness & resilience**

- More low-water & edible landscaping
- Protection & Priority for our town water infrastructure
- With freedom comes responsibility - be responsible! Quit worrying.
- Climate/Carbon plans vs responding to each individual emergency
- Very Large water reservoir
- Get cows & fire out of watershed
- Plant natives
- Regular transit to/from Delta medical
- Drought education & contingency. Plan for it actually happening as much as trying to prevent it (mitigation & adaptation)
- Climate change is real
- Public transit
- Shared transportation
- Car free zones
- Aggressively encourage walking & biking
- Discourage flush toilets
- Colder Climate Year round / More rain/floods / Survival w/in lower degrees
- Use local wisdom & experience for public projects
- Transparency & communication for critical infrastructure
- Centralized Resource for community to come together & participate in educational activities to prepare, prevent, & plan
- Develop a really good resource management & resilient community program by involving k-12 (grades 7-12) using Arc GIS
- Active education, programs & incentives for water efficiency in landscape
- Be responsible with the budget & try to be as nature based in your solutions as possible
- A clear detailed plan for fire emergencies for the town
- Drought tolerant ed for garden & open space
- Resilience is also about getting back to normal quickly - economic & nature
- Residents & tourists understand the natural hazards & risks
- Protect our water source from wildfire
- Biodiversity
- The town understands the resources available to reduce & mitigate risks

- Beaver BDA's
- Earthworks to catch water
- Build with fire resistant natural materials

**What are the policies, actions, and goals that go into this?**

- Water Catchment strategies = abundance
- Provide education & resources to increase soil health & water retention
- Educational programming & risk awareness
- Individual Action Support
- Tree pruning - make old trees more capable of weathering the storms
- Wildfire & Watershed Resilience combined plan
- Sourcewater protection plan
- Formal risk assessment (likelihood, impact, response) feeds into Plan
- Emergency Plan (exit routes, medical centers/first aid, transport & power back-up)
- Trees are low priority, town always looks at streets first. Use Pothole tax for tree care
- Set up CERTs - Community Emergency Response Teams

**Given the Vision & Values that have support:**

What are the opportunities?

- To learn permaculture design to create earthworks to catch water for use in the event of a fire

What are the hurdles?

Whats needed in the next 5-10 years?

- Water, Water, Water
- Shifting our understanding of water use
- 

Whats needed for long term resilience?

- Public transportation
- Intergenerational education

**Tourism & Recreation Notes from Community Engagement Session**

**Vision:**

- All entertainment has an ecosocial-political/multicultural context - films, live music, educational activities
- Create forest garden in riverbank neighborhood (encourage new developments to include recreation/resilience amenities?)
- Bow hunting in town like Elizabeth, CO (Coordinate with Parks & Wildlife)
- Recreation for kids
- Value #4 Giant Hot Wheel track for ages 12+ u
- Rails to Trails
- Complete Streets (safe for bikes and pedestrians)
- More open space/river access (not necessarily trails/parks/infrastructure)
- Dark Sky Tourism/Astro Tourism (Growing Trend in Destination Stewardship)

**Values:**

- 1) Recreational amenities that prioritize the needs of locals over attracting tourists. (23 votes)
  - a) “The best way to attract visitors is to create/foster a community that supports residents through housing, jobs, services & resources.”
- 2) Our history and heritage, farms and festivals. (13 votes)
- 3) Our small town feel, friendliness and sense of community. (12 votes)
  - a) People felt this was lacking during 2020-2022. Political conflict?
- 4) Our parks and public lands and opportunities for a full range of recreational uses. (5 votes)
  - a) Town support for getting people up on Jumbo - recreation destination

**Recreation:**

Goals, Policies & Actions

- 1) Implement Paonia in Motion
  - a) Controversy over Apple Valley/Jumbo Trailhead & easement
  - b) Which priorities are most alive & important given funding constraints?
- 2) More recreational opportunities for youth
  - a) Consider public revenue streams to fund rec amenities (like skatepark) rather than waiting on grants
  - b) Free, inclusive, community-inspired recreation areas
    - i) Upgraded skate park
    - ii) Bike paths
    - iii) Utilize teen center
    - iv) Swimming pool/swimming hole
      - (1) Swimmable, fishable river
      - (2) Swimming hole like Bobby & Mary’s
  - c) More after-school activities
    - i) Archery

- ii) rafting/boating/fishing
    - iii) Sports
  - d) Winter activities (like concerts in the park)
  - e) Gatherings that teach and support earth skills and self-sufficiency
  - f) Community-led art education
  - g) Climbing facility, zipline
- 3) Complete Streets & Non-motorized Connections (safe for bikes & Pedestrians)
  - a) Bike paths
    - i) Bike paths & accessible trails w/in and from town
    - ii) Bike lanes
  - b) Walkability
  - c) Low-impact recreation - non-motorized, nature-friendly, environment-friendly
  - d) Car-free zones, public & shared transportation
    - i) Consider closing Grand Ave to motorized traffic
  - e) Facilitate easements for river access & local trails
  - f) Public art/sculpture garden
- 4) Care for Trees & Green infrastructure
  - a) Shady, tree-lined spaces to gather in town (esp downtown)
  - b) More green spaces
    - i) Nature preserve
    - ii) Wildlife corridor along river
    - iii) Pressure Delta County to invest in open space in Paonia area
    - iv) Facilitate easements to make ag land more accessible to farmers
  - c) Prioritize water in the North Fork for recreation?
- 5) Care for Basic infrastructure
  - a) Water, utilities, roads & sidewalks
  - b) Creative materials/strategies for sidewalks to protect trees

**Tourism:**

**Values:**

- Destination Stewardship: “a process by which local communities, governmental agencies, NGOs, and the tourism industry take a multi-stakeholder approach to maintaining the cultural, environmental, economic, and aesthetic integrity of their country, region, or town.”
  - Nature-based tourism; Promote wildlife over tourism
  - Plant more trees
- Recreation destination
- Agri-tourism
  - Farm Tours
  - Farmer’s Markets & Direct-to-consumer sales (weekend farmer’s market)
  - Support for wineries & restaurants
- Educational Tourism
  - Invite educational opportunities, conferences, etc. as a way to attract tourists



- Terrence McKenna House Museum
- Support for local businesses
  - Find creative ways to connect tourists to local businesses
  - Businesses are locally-owned & operated
    - Restaurants
- Arts
  - Big-name artists & musicians

### **Goals/Policies/Actions:**

- Promote Dark Sky/Astro Tourism
- non-motorized/low-impact
  - Limit use of ORVs?
- Tourism & Responsible Development can benefit/fund open space & infrastructure

### **Culture & Character:**

- Slow pace
- Cafes and art scene

### **Economic Development**

### **Growth Framework:**

- Encourage new development to include recreation/open space/community access, etc. Twin Lakes & Riverbank parcels
- Second home tax to incentivize year-round residents & address housing crisis

### **Questions for Rec & Tourism Focus Group:**

- Who is responsible for implementing Paonia in Motion? Parks Committee? Role of Parks Committee/Trustees in initiating a Community Action Team tasked with implementing Paonia in Motion?
- Funding to implement Paonia in Motion? What are real priorities given budget limitations & need for multi-jurisdictional coordination?
  - A few top priorities rather than a laundry list
- How to share/distribute STR tax (affordable housing, rec, sidewalks, trees, arts/music, etc.)? Participatory budgeting? Get organized for Housing Action Plan.
- Apple Valley trailhead situation - keep me posted on this. Will need updated letter from Creek Vista HoA
- Regulating use of ORVs?
- Separating rec & tourism - lump tourism in with economic development, make rec its own section or combine with culture & character?
- Prioritize water in the NF for recreation?

From Creek Vista HoA:

Especially in light of the Paonia Master Plan review being conducted by the newly appointed Consultant Team, and the upcoming Community Engagement Session (4-27-23), The Creek Vista Crossing HOA Board (CVCHOA) wants to address access to its Pedestrian, Utility, Access & Maintenance Easement. In a previous Parks, Recreation, and Trails Master Plan, drafted in 2022, and known as Paonia in Motion, it was suggested that the CVCHOA Pedestrian, Utility, Access & Maintenance Easement be used as a “public easement between the eastern end of Apple Valley Park and Vista Drive.” The proposed plan shows bicycle access from Apple Valley Park across Minnesota Ave and through the CVCHOA Pedestrian/Utility Easement to Vista Drive, and continuing up Vista Drive to the BLM.

The Easement in question is shown on the Creek Vista Subdivision Plat. It belongs to the Creek Vista Crossing HOA, and it specifies Pedestrian and utility access only. The CVCHOA Board of Directors has discussed this matter and is not willing to change the easement to allow bicycles. Therefore, please do not include bicycle access through the CVCHOA easement in the future Master Plan being addressed by the new Consultant Team.

## Water & Infrastructure

### **We Value:**

1. Consistent quality service & maintenance of essential community services & infrastructure - 10 dots
2. Comprehensive & forward thinking (10-20 yrs) & financial planning to ensure resources are available to support service & infrastructure - 15 dots
3. A healthy watershed that supports quality & supply - 12 dots
4. Investments in hard & green infrastructure that supports quality of life, economic prosperity, & continued capacity for residents business, agriculture, recreation, & wildlife - 18 dots

### **Vision**

- Water Catchment strategies
- Conservation of water
- Rainwater catchment program
- smarter/stricter irrigation
- Abundant water, clean & safe for all
- Stop piping all the ditches
- Regenerative farming bioregion
- Independence energy, food, & governance
- Communicate when & which visions will be enacted
- Stop trying to be showy and live more quietly
- Slow & sustainable community growth
- Soil improvement = more water in the system
- Replace all old water lines & give homeowners assistance to replace clay pipes
- Renewables where possible & sensible
- I dont want to see aging infrastructure hurdles preventing town staff from doing “the rest” of their jobs (ie constant water line fixing vs street repair)
- Fireflies! They live in paonia by the river. Restore their habitat.
- Compost & zero waste goals
- Composting/chipping of yard waste to be sold back or used on town properties
- Town recycling
- Peace & quiet
- Courage to stand for the well being of all
- #4 Education: Healthy environment, community engagement, agreement based on civil discussion
- #5 Build community, build connections, build resilience
- #6 Bias & prejudice are hurdles, lack of imagination, lack of action & human failure
- Sustainable planning
- Reduce waste
- Renewable energy

- Share & Care
- #1 Intimate knowledge of place
- Infrastructure is more sustainable
- Opportunities for natural farms, beef, & ag
- Health is wealth
- #2 Success looks like contentment
- More community focus on the river
- #3 In person & via social media
- Community Included dialogue & education (remove all control from the water buffaloes)
- Anticipate greater growth & impact on infrastructure (#5)

### Values

- Communication, Communication, Communication
- Effective teamwork
- Integrity, Brotherhood, Unity
- Unified Criterias
- Community Interest over individual interest
- Unified Vision
- Paradigm Shift
- Housing was built in town with 1. No building permits 2. No water taps 3. No inspection - where is the oversight? Where is the “value” this lack of water (or any other) oversight?
- Water catchment & retention
- Climate stabilized by regenerative practices
- Stable climate by new water paradigm
- Watersheds becoming water catchments
- Beavers!
- Beaver dams
- Beaver bioregion
- Plan for drought as much as we work to prevent it
- Bioregion interest over gov & corporate interests
- City works to relocate beavers
- City builds beaver delivery & fences on culverts where there is beaver conflict
- Everyone uses too much water = conserve!
- Beavers
- Bioregions
- Water Catchment
- Gratitude for water & what we have
- Lets do a big drinking water update, its worth the cost & build in an honest assessment of how many taps are supportable
- Repair & replace current water system
- Aging infrastructure (water/sewer pipes)
- No water being wasted on something we dont value

- We know how much water there is and how its being used
- Affordable water rates
- Continuously & repeatedly apply for grants to fix our water system infrastructure
- Preserve healthy water & a fine tuned infrastructure before more growth
- Ecosystem over money
- Slow, sink, spread water
- Local sustainability over growth
- Resilient watershed
- Healthy & resilient watershed
- Watershed bioregional identity
- Resilient watershed
- Keep updated infrastructure resources
- Protect & conserve water
- Water must be #1 priority in any conservation about growth & future planning
- Educate & activate citizens to protect our watershed by understanding risks & building resilience
- Watershed implicit in the infrastructure that shapes our daily lives
- Best drinking water

#### Trees:

- Celebration of the vibrant green infrastructure that makes Paonia awesome & cool
- Community coordination & education on watershed protection & planning - increasing benefits for wildlife & people & environment, especially mutual benefits
- Tree maintenance - they dont need to be removed! Maintain before they fall or break in the winds
- Town \$\$ to match homeowners for pruning
- More trees, less concrete
- Plant new trees in vacant tree strips before any more removal happens
- Budget for maintenance of right of way trees by town
- Alternative sidewalk materials in use - value preservation & green infrastructure
- Taking care of & accommodating ancient beauties (100 year old trees!)
- Syntropic agroforestry
- Green & resilient infrastructure development, less concrete!
- Re-green the desert! Reforest!
- Regenerative farming

**Economic Development Notes from Community Engagement Session #1**

**Values:**

- 1. Balancing economic development and industry with preserving our community’s rural and agricultural character. (19 votes)
- 2. Local, independent businesses that build community wealth. (16 votes)
  - a. Feedback: community wealth = sustainability, equity, resource management, local bounty - not material wealth
- 3. A vibrant & beautiful downtown commercial district with locally owned shops. (6 votes)
  - a. Parking a key issue - create a dedicated parking area on town lot by bridge (Twin Lakes) & Park & Share spaces
- 4. Economic diversity & resilience. (1 vote)
  - a. Economy based on actual needs should Paonia be cut off from outside resources

**Themes:**

**Regenerative Economy:**

- Find a way to pay people to plant lots of trees
- Bioregional infrastructure to care for our watershed, foodshed, & fibershed
- Hemp (food, fuel, fiber)
- Farmer’s Market
- Economic development for the long run, not dependent on extractive/resort type industry
- Sustainable economy rooted in air, water, soil
- Promote & support self reliance in our local economy - creating goods & sources for local consumption - not just food for export or tourism
- Economic Interdependence - creating what makes sense and is able to be produced locally
- Healthy employment opportunities
- Fair & equal opportunities to prosper economically w/out discrimination
- Money isn’t everything - sustainability & supporting community are valuable
- Businesses that are utilitarian - serve the community w/out a government agenda
- Serve the local community, not tourists

**Economic Democracy:**

- Public banking, participatory budgeting, worker co-ops
- Community wealth generated by community owned land trusts, co-op businesses, public banks
- Community-built municipal businesses
- Community-built recreation/events venue
- Democratic economic development

**Role of local government:**

- Appropriate taxes to incentivize what we want and create barriers for what we don't want (STR tax, second home tax)
- Regulate parking downtown
- Promote walkability downtown (consider closing Grand to traffic)
- Provide basic services to support economic development
- Participatory budgeting
- Tiered pricing models for locals & tourists?
- Transparent process around economic development and what kind of businesses/developments are allowed (esp re large or controversial developments)
- Clear, consistent building coeds & a functioning Town Council that is business friendly
- Strong support for formula business ordinance: no chains or franchises, keep businesses locally owned
- Policies to curb real estate speculation, STRs & gentrification
- Business-friendly policies
- Support pop-ups & food trucks (parklets?) which are more sustainable for start-ups than brick & mortar
- Demonstrate healthy professionalism to attract businesses
- Active support from Council for new local businesses, esp tying in with ag uses (ex of local fruit drying business that chose not to locate here due to "onerous conditions")
- Uphold & continue formula business ordinance/ban on chains
- Light industrial zoning for local non-food and value-added ag manufacturing
- Policies that limit sprawl, support core business district, incentivize businesses that pay living wages, & provide necessary services for the community

#### Need for local business support:

- Centralized community hub of locally owned enterprises to support each other
  - Support for businesses utilizing local/regional supply chains
- Business owners feel threatened by nonprofits?
- Support for entrepreneurs & farmers
- Coworking space
- Promote & subsidize businesses w/ BIPOC owners
- Increase business diversity
- Support pop-ups & food trucks (parklets?) which are more sustainable for start-ups than brick & mortar
- An entrepreneur center to support & subsidize new start-ups
- More events that network & discuss
- Promote, recruit interest in, and support diverse businesses & business owners
- More support for small independent business and a stronger chamber of commerce
- Support for light manufacturing - Elizabethan closed when owner lost her warehouse
- Variety store

#### Economic Sectors to Cultivate:

- Economic activities for youth

- Retail/Local goods
  - Encourage businesses that supply town resident needs & reduce the need to travel via car to Delta, Montrose, etc.
  - Example: Community-owned [Quimper Mercantile](#) general store in Port Townsend, WA
- Services
- Agriculture
  - Farmer's Markets & other opportunities for direct farm-to-consumer sales
  - Organize farm tours
  - Medicinal herb production
- Support Tourism as an economic driver
  - Cafes & art scene
  - Robust support for local wineries
- Education & Trades
  - Construction & natural building
  - Certified arborists
- Housing
  - Natural building
  - Modular, sustainable homes produced locally
  - Trade school to grow skilled labor force
  - Local developers - no to large housing developments
- Remote/Work from home
  - Brings money into local economy
  - Need coworking space
- Healthcare/wellness
  - More professional facilities



*To be a real and authentic town - meaning we have a butcher, baker and candlestick maker and they can all afford to live here.*  
— public comment from CE #1

*Increase cultural, social and racial diversity. Increase understanding and acceptance. Create policies that ensure rights and protections for all.* — public comment from CE #1

**1. Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land.**

Focus on long-term resilience and cultivating a sense of place  
Education and support for watershed, foodshed, fibershed  
Bioregionalism - gatherings, festivals, art, rituals  
Public trails easily accessible from town  
A big annual gardening event  
Continued support for dark skies

**2. Our small town, community feel (welcoming, safe, respectful, inclusive and affordable).**

Support for social, cultural and racial diversity  
Proactive leadership in the area of respect, diversity, and inclusion  
Open dialogue spaces for controversial issues

Affordable housing. Housing for low-income families.

**3. Our community resources and offerings (library, radio station, festivals, art and cultural creatives, churches, etc).**

Community makers spaces  
Support for collectives and coops  
Participation in Creative Corridor  
Develop a public art committee

Walkable. Safe for children to walk and bike  
Keep it funky and child friendly

More support for the library district

**4. Our history and heritage (including the newer, funkier forms)**

**Policies/Goals/Action Item Outliers:**

Appropriately scaled **economic development**  
Increased marketing support for small businesses  
Support local interdependence of small scale ag, manufacturing and commerce

**Good Governance**

Strengthen the capacity and ability of Town government to lead  
    Increase constructive community engagement and partnerships  
    Utilize volunteers, core teams and advisory committees  
    More proactive focus on topics such as art, culture, recreation and inclusivity  
    Model healthy, inclusive communication

**Scott's Notes**

Seems that overall there was support for the four values offered. History and Heritage only got one dot while Rural and Natural Environment got 24. This is probably a reflection of who was and wasn't there and also, perhaps, changing demographics. History and Heritage was the strongest aspect of the Heart and Soul project that included a lot of more rural folks so it seems it still needs to be included. Maybe it's easier to take for granted than the others and you will notice my addition to it of the newer, funkier forms of our heritage.

In terms of goals, policies, actions, there was heavy focus on affordable housing, the arts, being welcoming and inclusive, and cultivating a sense of place.

Also the leadership vacuum which advisory committees (what someone was calling core teams) could probably really help with. Council members need a lot more support and public cover. This topic probably cuts across all our chapters so let's decide how to best include it.

Transportation Comments From Community Engagement Session 4/27/24:

- No stoplights
  - Address downtown parking
  - Pedestrian friendly downtown
  - Non-motorized trails/connections
- 
- 1) Complete Streets & Non-motorized Connections (safe for bikes & Pedestrians)
    - a) Low-impact recreation - non-motorized, nature-friendly, environment-friendly
    - b) Car-free zones, public & shared transportation
      - i) Consider closing Grand Ave to motorized traffic

## Community Engagement Session #1 Final Harvest Notes

### Land Use & Housing

- Values:
  - Top Value - strong support for preservation of open space, ag land, & rural character
  - Not strong desire for density, though people want to limit sprawl
  - Want town to stay the same size
  - Walkability
  - Housing crisis - limited by supply & demand and water taps
  - Support for sustainable/water resilient/natural building materials
- Goals, Policies, Actions:
  - How do we create policy & programs to address housing crisis?
  - Keep businesses primarily on Grand & 3rd, keep residential core walkable

### Housing

- Values:
  - Balance of short term rentals & long term housing
  - Recognition that we are in a housing EMERGENCY
    - Generations are leaving
    - Huge number of homes are investment vehicles
  - Water & housing are tied
  - What does housing look like?
  - Prioritize lowering real estate costs
    - Direction we are heading in is million dollar homes
- Goals, Policies, Actions:
  - Support for Community Land Trusts to combat land speculation and housing emergency

### Land Use/Zoning

- Values:
  - Equal amounts/Balance housing & open space
- Goals, Policies, Actions:
  - Developable land?
  - Zoning to support light manufacturing (input received via from Economic Development section)
- Other:
  - Water taps are limiting building in the town - so how are folks getting water to houses outside town limits?

### Culture & Character

- Values:
  - Preserving watershed/foodshed, night sky, small town feel
  - Rural & natural environment connection to the land

- Recreation, land, agriculture
- Keep it funky & weird
- Goals, Policies, Actions
  - Quality communication between Town govt & residents
  - Hurdles:
    - Tone & tenor of Town meetings
    - Vacuum of leadership in govt
    - Vision & communication of town govt
  - Opportunities:
    - Creative Coalition & partnerships
    - Being part of regional efforts

### **Economic Development**

- Values:
  - Balance economic development/industry with protecting rural & agricultural character
  - Vibrant & beautiful downtown
  - Prioritize locally owned businesses
  - Mixed feelings about prioritizing tourism as a driver for economic development
  - Want to see more businesses that help meet/give access to local needs (goods & services)
  - Democratize economy - public banks, participatory budgeting, worker co-ops, CLTs, etc.
  - Town should take care of providing basic services to support these businesses
  - Sustainable/Regenerative Economy: planting trees, caring for watershed/foodshed/fibershed
  - Transparent community process around new businesses
- Goals, Policies & Actions:
  - Downtown parking an issue
  - Support for light manufacturing, with zoning to support that

### **Tourism & Recreation**

- Values:
  - Prioritize recreation amenities for locals (over tourism)
    - How to balance this?
    - If we do things for ourselves and that attracts tourists, great!
  - Recreational opportunities for youth
    - Safe streets, skate parks, parks
- Goals, policies, actions:
  - Stop waiting for grants to pay for recreation amenities.
    - Short-term lodging tax, development tax are ways other communities pay for recreation without burdening locals
    - Prioritize easements
    - Incentivize connectivity

- Teen center
  - Childhood recreation
- Other:
  - We already have an abundance of recreational opportunities, close to public land, etc.
  - Conflicting tourism/local needs (what are they?)

**Risks, Resilience & Emergency Preparedness**

- Values:
  - Water availability & reliability a concern
  - Watershed resilience
  - Fire preparedness
  - Education on risk awareness for all ages
- Goals, Policies & Actions:
  - Emergency response plan
  - Risk assessment to identify priority risks
  - Source water protection plan

**Water & Infrastructure**

Values:

- Ecosystem health
- Watershed Resilience
- Climate resiliency
- Natural green infrastructure as a priority part of our water system
  - Beavers
- Transparency
  - Community knows where the \$ goes that the Town receives in loans (and water rates?)
  - Communication & community engagement
  - Increasing representation for folks outside of town

Goals, Policies & Actions:

- Green infrastructure - public tree care program to take burden off homeowners for protecting
- Alternative materials for sidewalks (to protect street trees)
- Policies to promote sustainable growth of water supply/system and subsequent development
- Update source water protection plan so Town has a clear vision of what needs to be protected
- Continue Community Water Committee

**Good Governance**

Values:

- Transparency & communication with public
  - Transparent community process around new businesses & development

- Town should take care of providing basic services to support economic development

Economic development

balancing economic development

vibrant + beautiful downtown

locally owned - parking

mixed feelings about prioritizing tourism

values

meeting local needs - prioritizing public banks

democratic economy

town taking care of basic services

to support those businesses

watershed / fibershed / foodshed

sustainable, regen / resilient economy

locally owned

community, transparent process

goal

Support for light manufacturing

- zoning for that.



## Risks, Resilience, + Emergency

Water availability + reliability

- watershed resilience
  - fire preparedness
  - education on risk awareness for all ages
  - planning / risk assessment
  - emergency response plan
- policy

- risk assessment to identify priority risks
- emergency plans
- source water protection plan

## Land Use + housing

Strong - preservation of open space, ag land, + rural

- walkability,
- not strong desire for density
- limiting sprawl
- size stay the same

## Housing crisis

- limited by supply + demand  
+ water taps

how do we create policy + programs to

~~@@@~~ primarily business on grand  
+ 3rd keeping residential  
core walkable

sustainable/water resilient/natural  
building materials

## Culture + character

- > preserving watershed / foodshed  
night sky, small town feel
- > rural + natural environment  
connection to the land  
priorities

recreation, land, + agriculture  
based

## goals, policies / actions

communication - quality  
between town govt + residents

hurdles - tone + tenor of town mtgs  
vacuum of leadership in govt

opportunities - creative councils  
+ partnerships. being part  
of a regional effort

vision + communication of town govt  
keep it funky + weird

## Tourism + recreation

values - recreation amenities  
for locals (over tourism)

If we do things for ourselves + that  
attracts tourists, that's great!

a lot of recreational opportunities,  
safe streets, recreation for youth  
parks, skate park.

discussion between doing things for  
community + tourist + how to balance.

stop waiting for grants

short term lodging tax, development tax

other towns pay for recreation w/ tax

prioritizing easements

incentivize connectivity

teen center - town resources - childhood  
recreation

Conflicting tourism/ local needs.

# Water + infrastructure

ecosystem health  
beavers

watershed  
resilience

climate resiliency

communication + community engagement  
increasing representation for folks outside  
of town on  
town council  
policies

green infrastructure - public tree care  
program

- alternative materials for sidewalks
- sustainable growth of water supply + development

- update source water protection plan  
town has clear vision of what needs  
to protect it.

- natural green infrastructure as a  
priority part of our water system

- community knows where the \$ that  
the town gets in loans.

last wed of the month 5pm @ town hall  
mts room

Housing

water + housing are tied

- kind of housing
- balance of short term rentals + long term housing
- recognition in a housing emergency
- generations are leaving
- huge # of homes are investment vehicles
- prioritize lowering real estate
- direction we're going is million dollar homes
- community land trust

Land use

/ zoning

water taps are limiting building in the town - so how are folks getting water to houses outside town limits

equal amnts of housing + open space

- developable land

# COMMUNITY ENGAGEMENT SESSION #2

**Overarching:**

Paonia is a unique and welcoming small town with strong ethics of self-reliance and care for our families and neighbors. We honor and respect Paonia’s rich history and heritage, including arts, agriculture, mining, and the original inhabitants of this land, the Ute.

We balance growth and development with the values of maintaining a small town feel, economic and cultural creativity and diversity, and existing community resources.

We share a deep connection to our rural landscape and natural resources, and support opportunities to cultivate ecological regeneration and stewardship, protection of wildlands, healthy living, and a thriving place-based economy.

**Notes from Community Engagement Session #2**

Deep connection to land opportunities

Community self reliance

Families

Local economy - beyond quality food

Creative opportunity for the north fork

Paonia is a unique and welcoming small town where we value community self-reliance. Center of creative opportunity - anchor/catalyst of the NFV

Care, respect, regeneration = same principles apply to how we raise our community/families/children

Roots to weather the storm/turbulence

A fair and equitable community that takes a place-based approach to protracted growth planning.

Paonia, a community representing the needs, desires & interests of our population, focusing on sustainability, overall quality of life, & the unique character of Paonia. Avoid growth that does not benefit our population & future needs.

We strive to maintain our small town feel, welcome newcomers and honoring legacy residents. Our streets are bike and pedestrian friendly and there are numerous delays as we stop and enjoy touching base with each other. Neighborly contact is far more important than our destination. Our local government consistently engages in best practices at all levels. Our



volunteer engagement thrives as we support those in need. Our local economy thrives as it adapts to change and we focus on supporting local businesses and educate our kids to prepare for new local business opportunities. Honoring the Ute forefounders.

May we take Paonia forward as a regenerative, nourishing, locally thriving community which honors the hard working collective character of the past, cultivating integrity, communication and mutualizing resources, all sustained in a culture of care and respect.

The Town of Paonia is a place of community collaboration, organic culture, community, and interconnectedness with nature.

The Town of Paonia welcomes a diverse population and offers a healthy sustainable environment of small businesses, creative collaborations, education and recreational opportunities. Residents work together to support the health and well being of all. Self sustaining.

Self-sufficiency, regenerative, resiliency, adaptable  
Historical legacy - hard work, working together, Ute  
Small town  
Land connection - rural, natural resources  
Care for all ages & all stages of life  
Culture of respect

Rural traditions, organic farming, family, art, innovation, accessibility, public lands, safe streets, balance of growth & development w/ maintaining rural small town traditions. To welcome, support, and fina balance between economic diversity and development, small town rural traditions, organic farming, and accessible public lands. Honor roots. Thriving community relationships.

Resilience: in that each home has the means to grow a garden and have fruit trees. New homes built by local companies. Homes are sustainable: pest-proof, wind and snow-proof, self-cooling, solar-powered. Within the town limits is a public food forest by the river (Riverbank property).  
Thriving: We all know the watershed we live in. Regenerative: preserve the wild, self sufficiency in food, wild in schools, sustainable architecture, future development maintains small-town feel.

Regenerative, resilient, self-sufficient, food security, slower pace of life, friendly, agriculture & wilderness, slow streets, trees & parks, creativity & arts, connection to the land, seasons, food, artisans. A diverse but tight-knit community connected to the land, history and the creative community.

**Land Use**

Short-term rentals are addressed  
Maintain housing affordability

- Residential land use occupied by locals
- Community-sponsored housing
- Maintain view & agriculture
- Not dependent on tourism
- Bioregional learning center: housing, agriculture, education, arts

**Water & Infrastructure**

- Water & infrastructure systems are clearly organized, well-funded, well-staffed, and affordable (to users?)
- Valuing & managing gray & green infrastructure
- Bundling infrastructure upgrades & maintenance
- Water system education
- Metering

**Economic Development**

- Protecting community assets
- Taking care of local needs
- Enabling forward-looking development
- Catalyzing local entrepreneurship to meet local needs, widespread benefit in alignment with local ethics & values

**Culture & Character**

- Create a shared sense of identity & belonging
- Adaptive, self-reliant, building resiliency
- Cultivate respect, care & communication

**Parks & Recreation**

- Parks & rec are built on the nature of the landscape on which stewardship reciprocates outdoor opportunities
- Honor accessibility for all ages & abilities
- Safe streets
- Promote healthy lives & encourage volunteerism to support our collective resources

**Water & Infrastructure Priorities:**

- Phase 1 capital improvement, metering springs, allocation
- Representation for out of town water users: short & long term, board of out of town users
- Holistic planning for water, sewer, street trees & sidewalks
- Mapping the watershed: who owns the land? We can facilitate conversation (around regeneration?) with watershed land owners
- Increase capacity for management and completion of tasks & projects

**Land Use Priorities:**

- Housing needs assessment
- Increasing density in existing zones
- Preserving & growing open space
- Increasing access to river
- Keeping commercial corridor in existing places
- Desire for historic core to be preserved as it is
- Green space/corridor along rail lines (Rails to Trails)
- Zoning study
- Address short term rentals
- Create design standards, including historic designation for downtown

**Economic Development Priorities**

- Business directory
- Website, etc. paonia.com - businesses, service providers, events
- Regular meeting of business owners - determine needs & offer trainings & support

Town position for community economic development - need a specific paid position to coordinate

**Culture & Character/Governance & Participation Priorities**

Monthly public lunch with administrator

Get to know the government day - monthly

Free trainings & resources on good/healthy governance

Productive & healthy town council meetings

Meetings that are easier for both Council & public to engage in and show up to (shorter meeting packets)

Government affairs committee

Improve accessibility to information

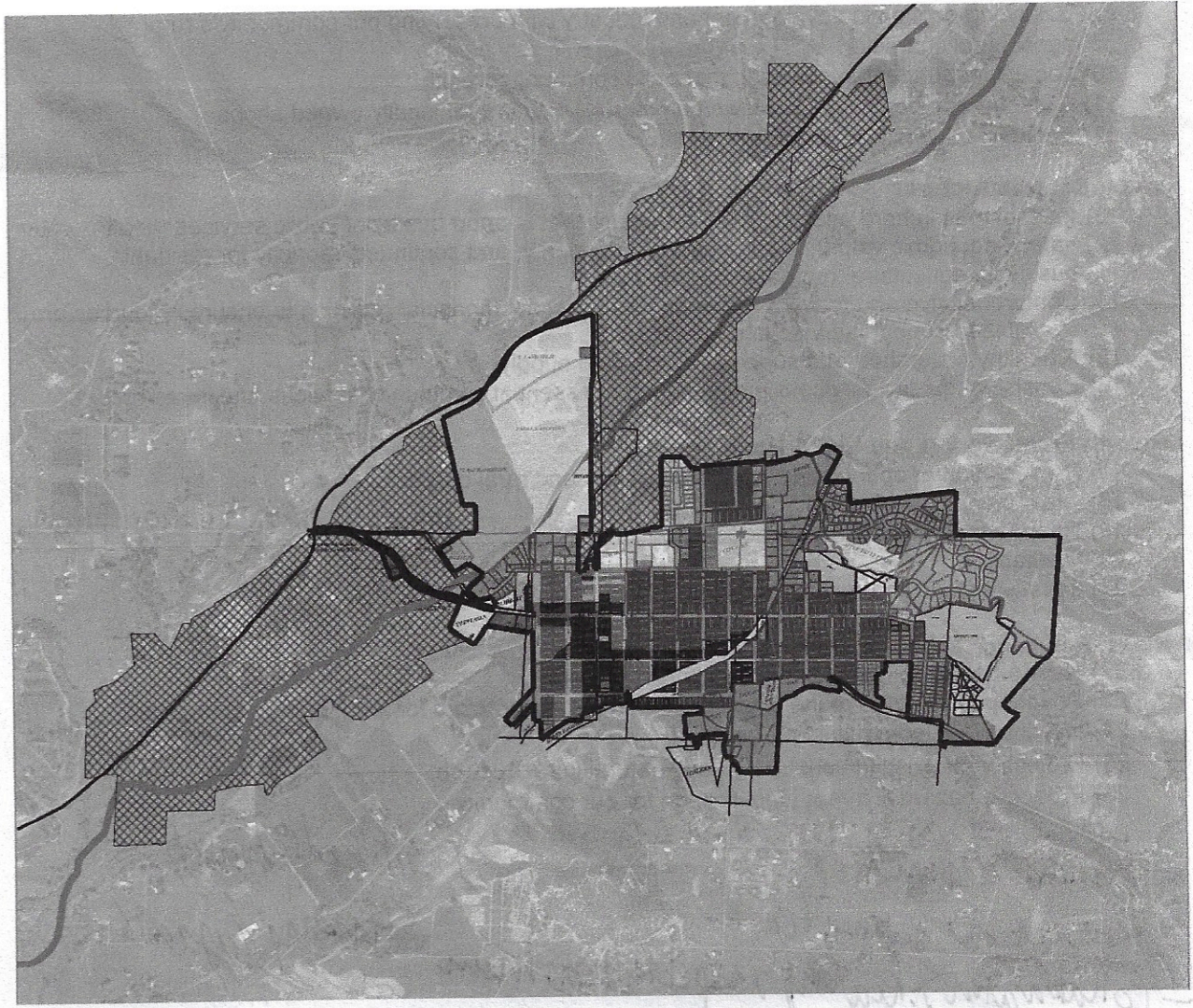
Educating the public on how to meaningfully participate in the local democratic process



**Paonia Master Plan Community Engagement Session #2  
Worksheet**

**Agenda Overview**

- 10am - 10:10: Arrival, registration, coffee/tea & bagels
- 10:10 - 10:35: Welcome & Background/Context
- 10:35 - 11:15: Exercise #1 - Overarching Vision
- 11:15 - 11:55: Exercise #2 - Statement Vision for each topic
- 11:55 - noon: Preview of afternoon session
  
- 12:00 - 1:00 **LUNCH BREAK**
  
- 1:00 - 1:55: Exercise #3 - Group discussions on key issues for each MP section
- 1:55 - 2:00: Break
- 2:00 - 2:55: Exercise #4 - Group discussions on fiscal priorities for each MP section
- 2:55 - 3:00: Closing



*Handwritten notes:*  
- Community  
- Transportation



**What is a Vision Statement?** A vision statement is a high-level, inspirational statement of an idealistic future for our community. **The vision statement(s) should be informed by the values our community holds.** The values below were informed by past community processes and updated through public input at the first Master Plan community engagement session in April 2023. **Please use these values to inform your own vision statement for Paonia.**

**Values:**

**Culture & Character:**

- 1) Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land.
- 2) Our small town, community feel: welcoming, safe, respectful, inclusive and affordable.
- 3) Our community resources and offerings: library, radio station, festivals, art and cultural creatives, churches, etc.
- 4) Our history and heritage, including the newer, funkier forms.

**Tourism & Recreation:**

*bad*

- 5) Recreational amenities that prioritize the needs of locals over attracting tourists.
- 6) Our history and heritage, farms and festivals.
- 7) Our small-town feel, friendliness and sense of community.
- 8) Our parks and public lands and opportunities for a full range of recreational uses.

**Economic Development:**

- 9) Balancing economic development and industry with preserving our community's rural and agricultural character.
- 10) Local, independent businesses that build community wealth.
- 11) A vibrant and beautiful downtown commercial district with locally owned shops.
- 12) Economic diversity and resilience.

**Water & Infrastructure:**

- 13) Investments in hard and green infrastructure that support quality of public services (health, water, safety, economic value), local economic prosperity, and continued capacity for residents, business, agriculture, recreation, and wildlife.
- 14) Comprehensive and forward thinking (10-20 yrs) and financial planning to ensure resources are available to support service and infrastructure.
- 15) A healthy watershed that supports quality and supply.
- 16) Consistent quality service & maintenance of essential community services and infrastructure.

**Growth Framework (Land Use & Housing):**

- 17) Preservation of open space, agricultural land, and rural character.
- 18) Clear planning for growing community
- 19) Need to maintain affordable housing options.
- 20) Walkability
- 21) Town's historic character.

**Risks, Resilience & Emergency Preparedness:**

- 22) Nature-based solutions and green infrastructure.
- 23) Private/public efforts to identify & co-address critical factors for food, energy, and water.
- 24) Individual and community preparation.
- 25) Protection of existing constructed and natural infrastructure.
- 26) Proactive hazard & threat identification for our community

- Existing channels
- Respect for capacity
- Collaboration & healthy respectful community
- Transparency

*Needs/Wants  
Funding/Capacity*



Our local economy thrives as it adapts to change as we focus on supporting local businesses and educate our kids to prepare for numerous opportunities

1. Craft Your Own Vision Statement for the Town of Paonia (150 words)  
Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

① We strive to maintain our small town feel, welcoming newcomers and honoring legacy residents. Our streets are bike & pedestrian friendly and there are numerous delays as we stop and enjoy touching bases with each other. Neighborly contact is far more

④ Honoring the local preferences

② Our local government is more important than our education

Our local government consistently engages in best practices at all levels. Our volunteer engagement thrives as we support those in need

2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own vision statement specific to one of the topics below. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

Recreation is focused on use by all age groups & abilities. From strollers & wheelchairs to bikes and roller skates and even runners and skaters. Locals have dedicated enormous volunteer hours to maintain & improve our assets



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Key Issue:

Potential solutions you support:

- Governance
- understanding of decision responsibility
  - clarity of ground rules for
  - 1 x / month
  - Broad cross-section
  - Clear separation of staff/Board responsibilities

### Public Participation

- Discussion/ input vs. decision-making
- Acceptance of differences
- Addiction to drama
- Assumptions of intent
- Orientation process (on Boarding) for those running the office & newly elected
- Understanding of CORA & open mtgs
- " need for exec session

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Fiscal priority you support:

- ☆ Who is missing ☆
- Coffee & Pasteur
- Clear staff analysis

### 5. Anything else you want us to know:

Add your name, address & contact info to be entered for a drawing to a local restaurant



### 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

#### Write your Vision Statement Here:

- Rural, traditions, organic farming, family, art, innovation  
accessibility, public lands, safe streets, balance of growth +  
development w/ maintaining rural, small town traditions.

To welcome and find balance  
To support economic diversity + development, while maintaining balance  
small town <sup>rural</sup> traditions, organic farming, accessible public lands

HONOR ROOTS

THRIVING COMMUNITY - RELATIONSHIP

### 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own vision statement specific to one of the topics below. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation <sup>PARKS</sup>
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

#### Write your Vision Statement Here:

Safety, accessibility, health protection + preservation, optimal use  
Scenic value, stewardship, health of individual + health of land.  
Opportunity for all ages + abilities  
Recreation = economic bolstering - responsible management  
Anticipation + mitigation of conflict from tourism  
Parks Rec + Trails MP - leverage + community involvement

Existing channels -

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Culture & Character - Gov + Public Participation
- Economic Development
- Risks, Resilience & Emergency Preparedness
- Water & Infrastructure
- Land Use & Housing (Growth Framework)

Key Issue:

Communication + Organization + Capitalizing on Existing Offers for Volunteerism

Potential solutions you support:

- Newsletter (electronic) + Postings
- Form specific "task forces" for specific actions  
( E.g. Skate Park ) - Action items, who is responsible?
- Pro-Active stance from Town Committees
- Regular meetings per topic ~~at~~ regular time + place
- "Implementation Team" FOR IDENTIFIED community PROJECTS

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Culture & Character
- Economic Development
- Risks, Resilience & Emergency Preparedness
- Water & Infrastructure
- Land Use & Housing (Growth Framework)

Fiscal priority you support:

### 5. Anything else you want us to know:

Add your name, address & contact info to be entered for a drawing to a local restaurant



**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**  
Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

Resiliency: in that each home has the means to grow a garden and trees have fruit trees. New homes built by local companies. Homes are sustainable: pest proof, wind, snow proof. Self cooling, solar.  
Within the town limits is a public food forest. By the River (Riverbank property).  
Think: action that we all living on the watershed know the watershed.  
Regenerative (preserve the wild), (self sufficiency in food) wild in schools. (sustainable) architecture }  
future development small town feel to it.

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Future Land Use Map

**Write your Vision Statement Here:**

place based architecture  
environmentally integrated building  
Forest Garden for public within town limits.  
Bioregional Learning Center.  
Community sponsored housing.  
Maintain affordability.  
preservation of beauty.

Bioregional Learning Center.

Notes  
adapting self reliant  
R-1 - one house  
R-2 2 houses  
R-3 3 houses  
more units by special review.



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

*(Mark the topic to which your statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Key Issue:**

**Potential solutions you support:**

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

*(Mark the topic to which your statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Fiscal priority you support:**

### 5. Anything else you want us to know:

**Add your name, address & contact info to be entered for a drawing to a local restaurant**

### 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

- \* Resilient
  - \* Self sufficient
  - \* Food Security
- Paonia is

- \* Pace of life
- \* Agriculture + Wildness
- \* Slow Streets
- \* Trees + Parks

Friendly

- \* Creativity + Arts
- \* Connection to the land, seasons, food, artisans.

A diverse but tight knit small community connected to the land, history and the creative community.

Regenerative maintains a

### 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

- o one integrated building
- o place based, bi regional
- \* adequate, affordable, safe housing
- \* learning center, education center
- o maintain affordability
- o focusing commercial uses to commercially appropriate zones.
- o residential land use is occupied by residents
- o look at alternative modes of ~~rental~~ housing
- o community sponsored housing?
- o be respectful of your neighbor
- o farms, organic, preserving beauty
- o Wildlife + trees
- o views, agriculture, not dependant on tourism



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Key Issue:

o Affordability + eminent growth vs. small town / open space

o wild life consider

o types of housing + density

o keep assets in town

Potential solutions you support:

parking visual oasis  
asset river as an

- o short term rentals
- o learning of participatory culture
- o condition of housing
- o families
- o more park + rec

- \* o more multi family
- \* o conversion / add density

- o small homes / tiny homes
- o alternative housing + materials
- o not commercial along highway
- come to town or pass on by

o reduce conversion  
o Access to recreation

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

o growth w/ low density  
o cluster homes (infill) (alternative)

Fiscal priority you support:

o identify existing housing (HAS)

o Preserve Increase Density in existing zones (identify barriers)

o Preserve + Grow open space and outdoor access + connections

o Keep the commercial corridor in the core further along grand But keep open space @ the gate ways  
o Simple gateways

o Historic District town illustrative of character

### 5. Anything else you want us to know:

- ① STRC
- ① zoning Study
- Design standards (Historic + Downtown)
- ② Historic Designation

o increasing R-3 zone

Add your name, address & contact info to be entered for a drawing to a local restaurant

Water availability

Rail  
Wildlife  
Open Space  
River Corridor

**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

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**Write your Vision Statement Here:**

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- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Write your Vision Statement Here:**



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

*governance  
public participation*

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Key Issue:**

*more*

**Potential solutions you support:**

*committees?*

*Capacity to access / utilize funding for projects  
Effective governance*

*improved video - indexing agenda to video topic*

*adhering to public hearing process for land use issues if a commitment as a town don't / short circuit it or variance*

*land use code need restoration animals - instead of nuisance ordinances put it in land use to allow variance*

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Fiscal priority you support:**

*= public hearings - public process*

*more education about framework of land use process - due process*

*Tram Board  
Planning Com  
Public*

*if public due*

### 5. Anything else you want us to know:

Add your name, address & contact info to be entered for a drawing to a local restaurant

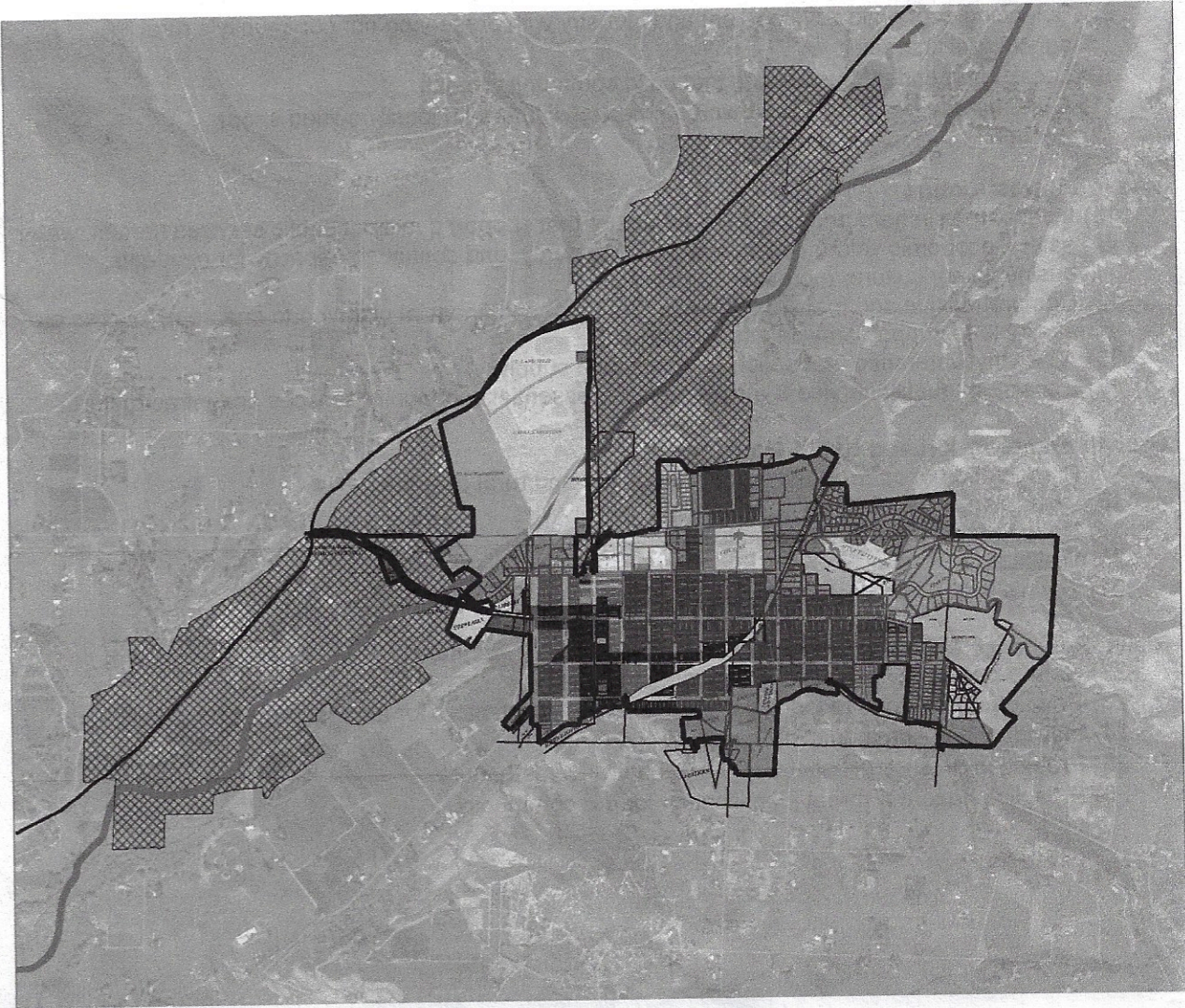


D. DEWEN

# Paonia Master Plan Community Engagement Session #2 Worksheet

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- 2:00 - 2:55: Exercise #4 - Group discussions on fiscal priorities for each MP section
- 2:55 - 3:00: Closing





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**Values:**

**Culture & Character:**

- 1) Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land.
- 2) Our small town, community feel: welcoming, safe, respectful, inclusive and affordable.
- 3) Our community resources and offerings: library, radio station, festivals, art and cultural creatives, churches, etc. *education - innovative resourcing / respect*
- 4) Our history and heritage, including the *newer, funkier forms.* *Adapt*

**Tourism & Recreation:**

- 5) Recreational amenities that prioritize the needs of locals over attracting tourists.
- 6) Our history and heritage, farms and festivals.
- 7) Our small-town feel, friendliness and sense of community.
- 8) Our parks and public lands and opportunities for a full range of recreational uses.

**Economic Development:**

- 9) Balancing economic development and industry with preserving our community's rural and agricultural character.
- 10) Local, independent businesses that build community wealth.
- 11) A vibrant and beautiful downtown commercial district with locally owned shops.
- 12) Economic diversity and resilience.

**Water & Infrastructure:**

- 13) Investments in hard and green infrastructure that support quality of public services (health, water, safety, economic value), local economic prosperity, and continued capacity for residents, business, agriculture, recreation, and wildlife.
- 14) Comprehensive and forward thinking (10-20 yrs) and financial planning to ensure resources are available to support service and infrastructure.
- 15) A healthy watershed that supports quality and supply.
- 16) Consistent quality service & maintenance of essential community services and infrastructure.

**Growth Framework (Land Use & Housing):**

- 17) Preservation of open space, agricultural land, and rural character.
- 18) Clear planning for growing community
- 19) Need to maintain affordable housing options.
- 20) Walkability *sidewalks*
- 21) Town's historic character. *grants for beds over 100rs ad*

**Risks, Resilience & Emergency Preparedness:**

- 22) Nature-based solutions and green infrastructure.
- 23) Private/public efforts to identify & co-address critical factors for food, energy, and water.
- 24) Individual and community preparation.
- 25) Protection of existing constructed and natural infrastructure.
- 26) Proactive hazard & threat identification for our community

*Housing*  
*July 13 5:30 - 8:30*



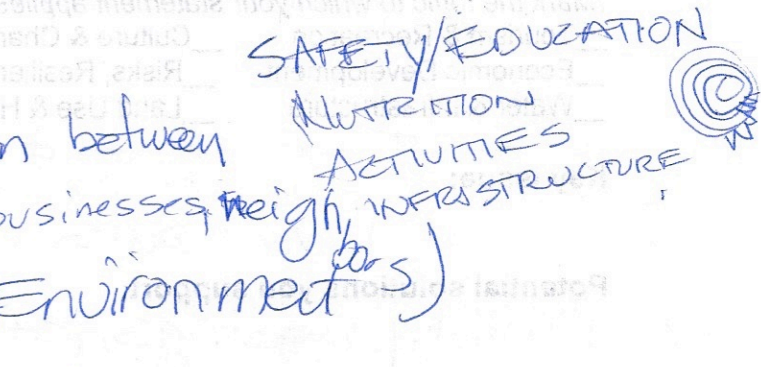
## 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

Maintaining communication between facets, organizations, businesses, neighbors (Stewardship of Environment)

SAFETY/EDUCATION  
NUTRITION  
ACTIVITIES  
INFRASTRUCTURE



## 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

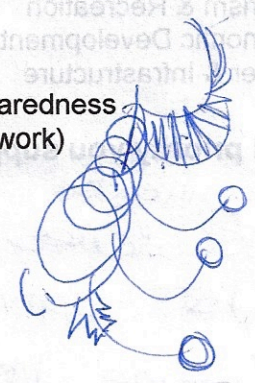
(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

Maintaining communication, <sup>care &</sup> ~~and~~ respect

Sharing



Key Issues -

maintain integrity  
hard & asking  
Building on collective  
efforts





access = funds

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Key Issue: *Govt participation & communication*  
*drawing people into discussion*  
*needs vs wants*

Potential solutions you support:

*Monthly meetings, publicity, utilization of existing programs, elevating them or exchanging for new, tried variations, instigating participation by volunteer / ~~taking~~ recording thoughts open email to town of Peoria!*

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Fiscal priority you support: *Transparency*

*Governmental*  
*Task force - let public know every month what committees need volunteers, make known*  
*Have interesting (engaging) meetings based on needs put forth before*

### 5. Anything else you want us to know:

*whats going on*  
*Peoria Town News - Facebook*

Add your name, address & contact info to be entered for a drawing to a local restaurant

*existing channels existing*  
*Transitions - sound funding capacity*  
*transparency*  
*committee capacity limits*  
*healthy*

**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

- Self-sufficiency + regeneration & resiliency, adaptable
- historical legacy - hard work, working together, Ute
- small-town
- land connects - rural, natural resources
- care for all ages & all stages of life
- Culture of respect

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

*(Mark the topic to which your vision statement applies)*

- |   |   |
|---|---|
| <input type="checkbox"/> Tourism & Recreation   | <input type="checkbox"/> Culture & Character                        |
| <input type="checkbox"/> Economic Development   | <input type="checkbox"/> Risks, Resilience & Emergency Preparedness |
| <input type="checkbox"/> Water & Infrastructure | <input type="checkbox"/> Land Use & Housing (Growth Framework)      |

**Write your Vision Statement Here:**



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

#### Key Issue:

Cultivating a climate of respect and caring <sup>re: increasing public participation</sup>

Increasing the climate of community involvement: getting people to want to participate more

#### Potential solutions you support:

- free mini-trainings on how to use the language & non-verbal signals that foster respect & care
- Publication 101 - explaining jargon
- Holding meetings in more hospitable environments like the library instead of in the Town Hall meeting room
- Create a program of one to one conversations between people holding different points of view or lifestyles so they recognize common ground as human beings

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

#### Fiscal priority you support:

### 5. Anything else you want us to know:

Add your name, address & contact info to be entered for a drawing to a local restaurant

**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

May we take Paonia forward as a regenerative, nourishing locally thriving community which honors the hard working collective character of the past. ~~maintaining~~ <sup>cultivating</sup> integrity, communication and mutualizing resources, all sustained in a culture of respect, ~~abundance~~ <sup>care and</sup>

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Culture & Character
- Economic Development
- Risks, Resilience & Emergency Preparedness
- Water & Infrastructure
- Land Use & Housing (Growth Framework)

**Write your Vision Statement Here:**

Lisa Morrison  
403 Vista Dr



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

*(Mark the topic to which your statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Key Issue:**

**Potential solutions you support:**

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

*(Mark the topic to which your statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Fiscal priority you support:**

### 5. Anything else you want us to know:

**Add your name, address & contact info to be entered for a drawing to a local restaurant**



9

1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

- Rural, traditions, organic farming, family, art, innovation  
accessibility, public lands, safe streets, balance of growth +  
development w/ maintaining rural, small town traditions.

To welcome and find balance  
To support economic diversity + development, while maintaining  
small town <sup>rural</sup> traditions, organic farming, accessible public lands

HONOR ROOTS

THRIVING COMMUNITY - RELATIONSHIP

2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own vision statement specific to one of the topics below. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation <sup>PARKS</sup>
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

Safety, accessibility, health, protection + preservation, optimal use  
Scenic value, stewardship, health of individual + health of land.  
Opportunity for all ages + abilities  
Recreation = economic bolstering - responsible management  
Anticipation + mitigation of conflict from tourism  
Parks Rec + Trails MP - leverage + + community involvement

Existing channels -

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character - Gov + Public Participation
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Key Issue:

Communication + Organization + Capitalizing on Existing Offers for Volunteerism

Potential solutions you support:

- Newsletter (electronic) + Postcards
- Form specific "task forces" for specific actions  
( E.g. Skate Park ) - Action items, who is responsible?
- Pro-Active stance from Town committees
- Regular meetings per topic ~~at~~ regular time + place
- "Implementation Team" for IDENTIFIED community projects

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Fiscal priority you support:

### 5. Anything else you want us to know:

Add your name, address & contact info to be entered for a drawing to a local restaurant



1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

PAONIA A COMMUNITY REPRESENTING THE NEEDS, DESIRES, & INTERESTS OF OUR POPULATION, FOCUS ON SUSTAINABILITY, QUALITY OF LIFE, THE UNIQUE CHARACTER OF PAONIA. AVOID GROWTH THAT DOES NOT BENEFIT OUR POPULATION & FUTURE NEEDS. NATURE

2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own vision statement specific to one of the topics below. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Culture & Character
- Economic Development
- Risks, Resilience & Emergency Preparedness
- Water & Infrastructure
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

WATER IS THE FOUNDATION OF ~~THE~~ ALL ~~THE~~ TOWN PLANNING - ECONOMICS, HOUSING, GROWTH, LAND USE.

PRIORITIZE WATER ACCESS, USE, ETC IN ORDER TO SUPPORT ALL FACTS OF THE MASTER PLAN. WATER & ITS USE WILL DICTATE WHAT WE CAN OR CANNOT DO.

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

*(Mark the topic to which your statement applies)*

- |   |   |
|---|---|
| <input type="checkbox"/> Tourism & Recreation   | <input type="checkbox"/> Culture & Character                        |
| <input type="checkbox"/> Economic Development   | <input type="checkbox"/> Risks, Resilience & Emergency Preparedness |
| <input type="checkbox"/> Water & Infrastructure | <input type="checkbox"/> Land Use & Housing (Growth Framework)      |

**Key Issue:**

**Potential solutions you support:**

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

*(Mark the topic to which your statement applies)*

- |   |   |
|---|---|
| <input type="checkbox"/> Tourism & Recreation   | <input type="checkbox"/> Culture & Character                        |
| <input type="checkbox"/> Economic Development   | <input type="checkbox"/> Risks, Resilience & Emergency Preparedness |
| <input type="checkbox"/> Water & Infrastructure | <input type="checkbox"/> Land Use & Housing (Growth Framework)      |

**Fiscal priority you support:**

### 5. Anything else you want us to know:

**Add your name, address & contact info to be entered for a drawing to a local restaurant**



**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

The town of Paonia welcomes a diverse population and offers a healthy, <sup>sustainable</sup> environment of small businesses, creative collaborations, & educational <sup>+recreational</sup> opportunities. Residents work together to support the health & well being of all.  
Self sustaining

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Write your Vision Statement Here:**

Proper water usage needs to be taught gray + green usage. People need to learn how to use water efficiently.

---

Water usage is key. Residents + visitors need to learn, practice + respect practices that honor our land, trees, sidewalks, roads, parks, animals. Use of water for community includes lighting needs. Underground water system + sewerage lines are an essential part. Children-water education



GOVERNANCE

3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

\*GOVERNANCE + Community Collaboration

Key Issue: communication between government + community + increase communication

Potential solutions you support:

Surrey community for residents who have skills in solving communication issues + who has experience in solving some of our town's challenges.

Look at current committees - see how effective they are + what they need to be better, what are we needed that is missing in committees +

4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

advisory groups

Fiscal priority you support:

5. Anything else you want us to know:

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**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**  
Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

Resiliency: in that each home has the means to grow a garden and trees have fruit trees. New homes built by local companies. Homes are sustainable: pest proof, wind, snow proof. Self cooling, solar.  
Within the town limits is a public food forest. By the River (Riverbank property).  
Think: action that we all living on the watershed know the watershed.  
Regenerative (preserve the wild), (self sufficiency in food) wild in schools. (sustainable) architecture future development small town feel to it.

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Future Land Use Map

**Write your Vision Statement Here:**

place based architecture  
environmentally integrated building  
Forest Garden for public within town limits.  
Bioregional Learning Center.  
Community sponsored housing.  
Maintain affordability.  
preservation of beauty.

Bioregional Learning Center.

Notes  
adapting self reliant  
R-1 - one house  
R-2 2 houses  
R-3 3 houses  
more units by special review.



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

*(Mark the topic to which your statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Key Issue:**

**Potential solutions you support:**

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

*(Mark the topic to which your statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Fiscal priority you support:**

### 5. Anything else you want us to know:

**Add your name, address & contact info to be entered for a drawing to a local restaurant**



### 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

- \* Resilient
  - \* Self sufficient
  - \* Food Security
- Paonia is

- \* Pace of life
- \* Agriculture + Wildness
- \* Slow Streets
- \* Trees + Parks

Friendly

- \* Creativity + Arts
- \* Connection to the land, seasons, food, artisans.

A diverse but tight knit small community connected to the land, history and the creative community.

Regenerative maintains a

### 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own vision statement specific to one of the topics below. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

- o one integrated building
- o place based, bi regional
- \* adequate, affordable, safe housing
- \* learning center, education center
- o maintain affordability
- o focusing commercial uses to commercially appropriate zones.
- o residential land use is occupied by residents
- o look at alternative modes of ~~rental~~ housing
- o community sponsored housing?
- o be respectful of your neighbor
- o farms, organic, preserving beauty
- o Wildlife + trees
- o views, agriculture, not dependant on tourism



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Key Issue:** Affordability + eminent growth vs. small town / open space

wild life  
consider

- o types of housing + density
- o keep assets in town

**Potential solutions you support:**

- parking
- visual oasis
- asset
- river as an

- o short term rentals
- o learning of participatory culture
- o condition of housing
- o families
- o move park + rec

- \* o more multi family
- \* o conversion / add density

- o small homes / tiny homes
- o alternative housing + materials
- o not commercial along highway
- come to town or pass on by

- o reduce conversion
- \* Access to recreation

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

- o growth w/ low density
- o cluster homes (infill) (alternative)

**Fiscal priority you support:**

- o identify existing housing (HAS)
- o ~~Preserve~~ Increase density in existing zones (identify barriers)
- o Preserve + Grow open space and outdoor access + connections

- o Keep the commercial corridor in the core
- o Further along grand
- o But keep open space @ the gate ways
- o Simple gateways

o Historic District town illustrative of character

o increasing R-3 zone

### 5. Anything else you want us to know:

- ① STRC
- ① zoning Study
- ② Historic Designation
- Design standards (Historic + Downtown)

Add your name, address & contact info to be entered for a drawing to a local restaurant

Water availability

Rail  
Wildlife  
Open Space  
River  
Corridors

**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

*(Mark the topic to which your vision statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Write your Vision Statement Here:**



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

*governance  
public participation*

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Key Issue:**

*more*

**Potential solutions you support:**

*committees?*

*Capacity to access / utilize funding for projects  
Effective governance*

*improved video - indexing agenda to video topic*

*adhering to public hearing process for land use issues if a commitment as a town don't / short circuit it or variance*

*put the land use code need restoration animals - instead of nuisance ordinances put it in land use to allow variance*

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Fiscal priority you support:**

*= public hearings - public process*

*more education about framework of land use process - due process*

*Tram Board  
Planning Com  
Public*

*if public due*

### 5. Anything else you want us to know:

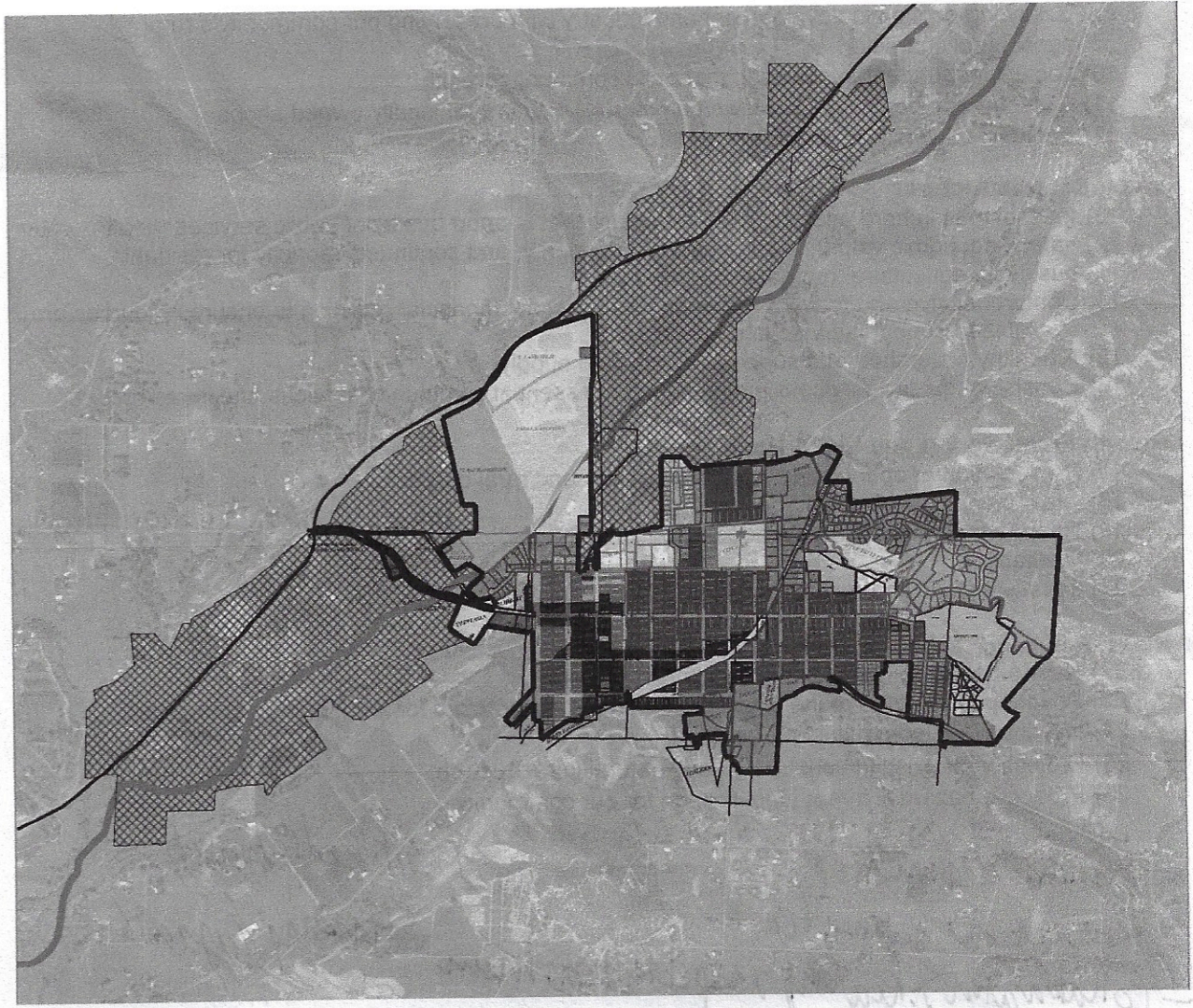
Add your name, address & contact info to be entered for a drawing to a local restaurant



**Paonia Master Plan Community Engagement Session #2  
Worksheet**

**Agenda Overview**

- 10am - 10:10: Arrival, registration, coffee/tea & bagels
- 10:10 - 10:35: Welcome & Background/Context
- 10:35 - 11:15: Exercise #1 - Overarching Vision
- 11:15 - 11:55: Exercise #2 - Statement Vision for each topic
- 11:55 - noon: Preview of afternoon session
  
- 12:00 - 1:00 **LUNCH BREAK**
  
- 1:00 - 1:55: Exercise #3 - Group discussions on key issues for each MP section
- 1:55 - 2:00: Break
- 2:00 - 2:55: Exercise #4 - Group discussions on fiscal priorities for each MP section
- 2:55 - 3:00: Closing



*Handwritten notes:*  
- Community  
- Transition



**What is a Vision Statement?** A vision statement is a high-level, inspirational statement of an idealistic future for our community. **The vision statement(s) should be informed by the values our community holds.** The values below were informed by past community processes and updated through public input at the first Master Plan community engagement session in April 2023. **Please use these values to inform your own vision statement for Paonia.**

**Values:**

**Culture & Character:**

- 1) Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land.
- 2) Our small town, community feel: welcoming, safe, respectful, inclusive and affordable.
- 3) Our community resources and offerings: library, radio station, festivals, art and cultural creatives, churches, etc.
- 4) Our history and heritage, including the newer, funkier forms.

**Tourism & Recreation:**

*bad*

- 5) Recreational amenities that prioritize the needs of locals over attracting tourists.
- 6) Our history and heritage, farms and festivals.
- 7) Our small-town feel, friendliness and sense of community.
- 8) Our parks and public lands and opportunities for a full range of recreational uses.

**Economic Development:**

- 9) Balancing economic development and industry with preserving our community's rural and agricultural character.
- 10) Local, independent businesses that build community wealth.
- 11) A vibrant and beautiful downtown commercial district with locally owned shops.
- 12) Economic diversity and resilience.

**Water & Infrastructure:**

- 13) Investments in hard and green infrastructure that support quality of public services (health, water, safety, economic value), local economic prosperity, and continued capacity for residents, business, agriculture, recreation, and wildlife.
- 14) Comprehensive and forward thinking (10-20 yrs) and financial planning to ensure resources are available to support service and infrastructure.
- 15) A healthy watershed that supports quality and supply.
- 16) Consistent quality service & maintenance of essential community services and infrastructure.

**Growth Framework (Land Use & Housing):**

- 17) Preservation of open space, agricultural land, and rural character.
- 18) Clear planning for growing community
- 19) Need to maintain affordable housing options.
- 20) Walkability
- 21) Town's historic character.

**Risks, Resilience & Emergency Preparedness:**

- 22) Nature-based solutions and green infrastructure.
- 23) Private/public efforts to identify & co-address critical factors for food, energy, and water.
- 24) Individual and community preparation.
- 25) Protection of existing constructed and natural infrastructure.
- 26) Proactive hazard & threat identification for our community

*- Existing channels*  
*- Respect for capacity*  
*- Collaboration & healthy respectful community*  
*- Transparency*

*Needs/Wants*  
*Funding/Capacity*



Our local economy thrives on it. Adapt to change as we focus on supporting local businesses and educate our kids to prepare for numerous opportunities.

**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**  
Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

① We strive to maintain our small town feel, welcoming newcomers and honoring legacy residents. Our streets are bike & pedestrian friendly and there are numerous delays as we stop and enjoy touching bases with each other. Neighbory contact is far more

④ Honoring the local preferences

② Our local government is consistently engaged in best practices at all levels.

Our local government is consistently engaged in best practices at all levels. We support those in need.

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own vision statement specific to one of the topics below. Your vision statement will be shared with your group and submitted to the Master Plan team.

(Mark the topic to which your vision statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

Recreation is focused on use by all age groups & abilities. From strollers & wheelchairs to bikes and roller skates and ~~and~~ summer and strollers. Locals ~~have~~ dedicate enormous volunteer hours to maintain & improve our assets.



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Key Issue:

Potential solutions you support:

- Governance
- understanding of decision responsibility
  - clarity of ground rules for
  - 1 x / month
  - Broad cross-section
  - Clear separation of staff/Board responsibilities

Public Participation

- Discussion/ input vs. decision-making
- Acceptance of differences
- Addiction to drama
- Assumptions of intent
- Orientation process (on Boarding) for those running the office & newly elected
- Understanding of CORA & open mtgs
- " need for exec session

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Fiscal priority you support:

- ☆ Who is missing ☆
- Coffee & Pasteur
- Clear staff analysis

### 5. Anything else you want us to know:

Add your name, address & contact info to be entered for a drawing to a local restaurant



### 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

#### Write your Vision Statement Here:

- Rural, traditions, organic farming, family, art, innovation  
accessibility, public lands, safe streets, balance of growth +  
development w/ maintaining rural, small town traditions.

To welcome and find balance  
To support economic diversity + development, while maintaining balance  
small town <sup>rural</sup> traditions, organic farming, accessible public lands

HONOR ROOTS

THRIVING COMMUNITY - RELATIONSHIP

### 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

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- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

#### Write your Vision Statement Here:

Safety, accessibility, health protection + preservation, optimal use  
Scenic value, stewardship, health of individual + health of land.  
Opportunity for all ages + abilities  
Recreation = economic bolstering - responsible management  
Anticipation + mitigation of conflict from tourism  
Parks Rec + Trails MP - leverage + + community involvement



Existing channels -

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Culture & Character - Gov + Public Participation
- Economic Development
- Risks, Resilience & Emergency Preparedness
- Water & Infrastructure
- Land Use & Housing (Growth Framework)

Key Issue:

Communication + Organization + Capitalizing on Existing Offers for Volunteerism

Potential solutions you support:

- Newsletter (electronic) + Postings
- Form specific "task forces" for specific actions  
< E.g. Skate Park > - Action items, who is responsible?
- Pro-Active stance from Town Committees
- Regular meetings per topic ~~at~~ regular time + place
- "Implementation Team" FOR IDENTIFIED community PROJECTS

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Culture & Character
- Economic Development
- Risks, Resilience & Emergency Preparedness
- Water & Infrastructure
- Land Use & Housing (Growth Framework)

Fiscal priority you support:

### 5. Anything else you want us to know:

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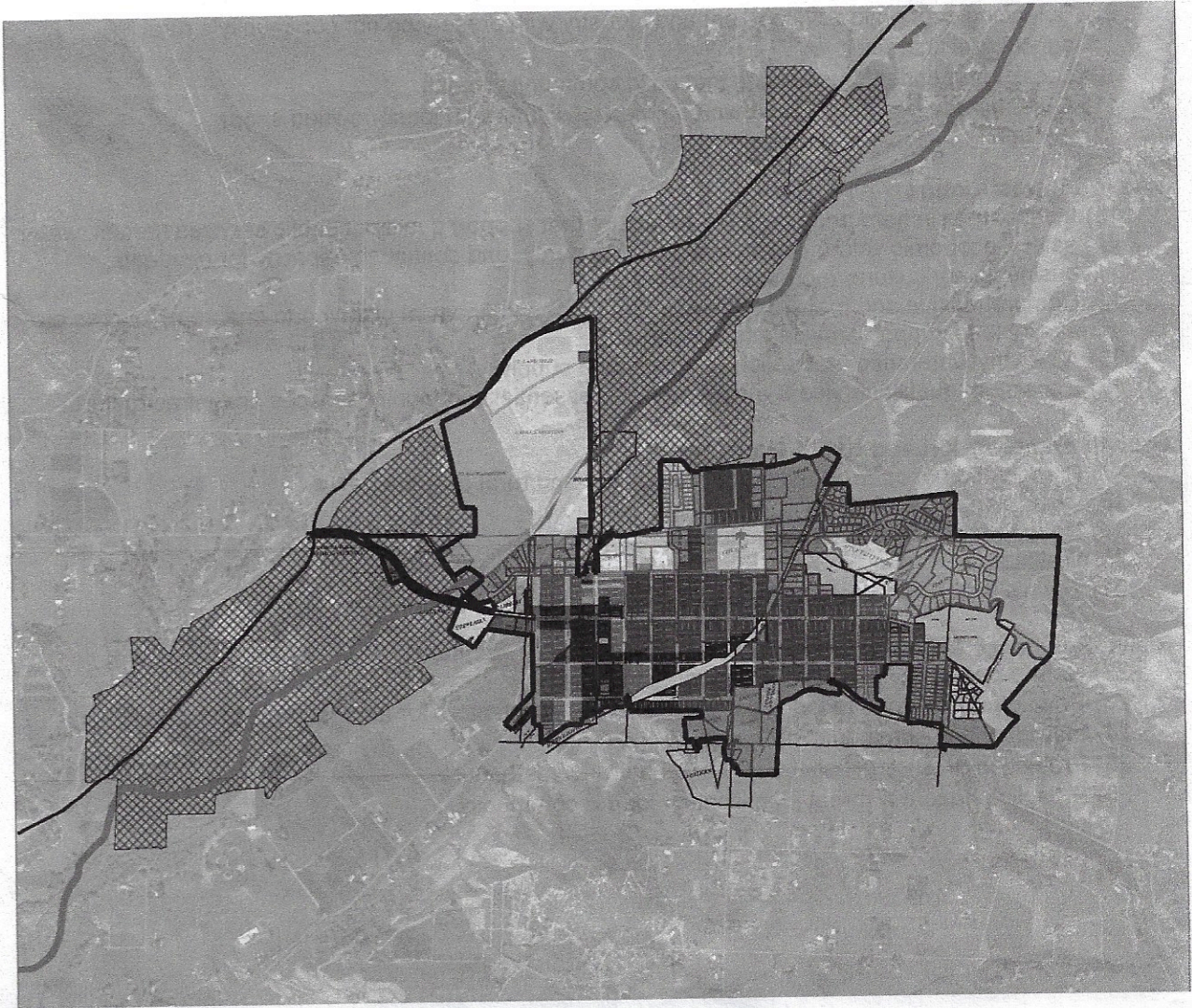


D. DEWEN

### Paonia Master Plan Community Engagement Session #2 Worksheet

#### Agenda Overview

- 10am - 10:10: Arrival, registration, coffee/tea & bagels
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- 2:55 - 3:00: Closing





**What is a Vision Statement?** A vision statement is a high-level, inspirational statement of an idealistic future for our community. **The vision statement(s) should be informed by the values our community holds.** The values below were informed by past community processes and updated through public input at the first Master Plan community engagement session in April 2023. **Please use these values to inform your own vision statement for Paonia.**

**Values:**

**Culture & Character:**

- 1) Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land.
- 2) Our small town, community feel: welcoming, safe, respectful, inclusive and affordable.
- 3) Our community resources and offerings: library, radio station, festivals, art and cultural creatives, churches, etc. *education - innovative resourcing / respect*
- 4) Our history and heritage, including the *newer, funkier forms.* *Adapt*

**Tourism & Recreation:**

- 5) Recreational amenities that prioritize the needs of locals over attracting tourists.
- 6) Our history and heritage, farms and festivals.
- 7) Our small-town feel, friendliness and sense of community.
- 8) Our parks and public lands and opportunities for a full range of recreational uses.

**Economic Development:**

- 9) Balancing economic development and industry with preserving our community's rural and agricultural character.
- 10) Local, independent businesses that build community wealth.
- 11) A vibrant and beautiful downtown commercial district with locally owned shops.
- 12) Economic diversity and resilience.

**Water & Infrastructure:**

- 13) Investments in hard and green infrastructure that support quality of public services (health, water, safety, economic value), local economic prosperity, and continued capacity for residents, business, agriculture, recreation, and wildlife.
- 14) Comprehensive and forward thinking (10-20 yrs) and financial planning to ensure resources are available to support service and infrastructure.
- 15) A healthy watershed that supports quality and supply.
- 16) Consistent quality service & maintenance of essential community services and infrastructure.

**Growth Framework (Land Use & Housing):**

- 17) Preservation of open space, agricultural land, and rural character.
- 18) Clear planning for growing community
- 19) Need to maintain affordable housing options.
- 20) Walkability *sidewalks*
- 21) Town's historic character. *grants for beds over 100rs ad*

**Risks, Resilience & Emergency Preparedness:**

- 22) Nature-based solutions and green infrastructure.
- 23) Private/public efforts to identify & co-address critical factors for food, energy, and water.
- 24) Individual and community preparation.
- 25) Protection of existing constructed and natural infrastructure.
- 26) Proactive hazard & threat identification for our community

*Housing*  
*July 13 5:30 - 8:30*



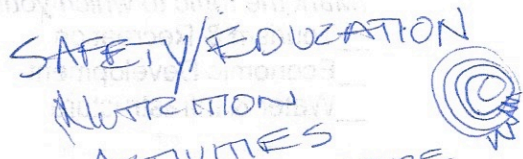
## 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

Maintaining communication between facets, organizations, businesses, neighbors (Stewardship of Environment)

SAFETY/EDUCATION  
NUTRITION  
ACTIVITIES  
INFRASTRUCTURE



## 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

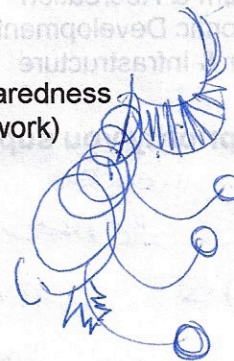
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- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
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Write your Vision Statement Here:

Maintaining communication, <sup>care &</sup> ~~and~~ respect

Sharing



Key Issues -

maintain integrity  
hard & asking  
Building on collective  
efforts





access = funds

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Key Issue: *Govt participation & communication*  
*drawing people into discussion*  
*needs vs wants*

Potential solutions you support:

*Monthly meetings, publicity, utilization of existing programs, elevating them or exchanging for new, tried variations, instigating participation by volunteer / ~~taking~~ recording thoughts open email to town of Peoria!*

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
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Fiscal priority you support: *Transparency*

*Governmental*  
*Task force - let public know every month what committees need volunteers, make known*  
*Have interesting (engaging) meetings based on needs put forth before*

### 5. Anything else you want us to know:

*whats going on*  
*Peoria Town News - Facebook*

Add your name, address & contact info to be entered for a drawing to a local restaurant

*existing channels existing*  
*Transitions - sound funding capacity*  
*transparency*  
*committee capacity limits*  
*healthy*

**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

- Self-sufficiency + regeneration & resiliency, adaptable
- historical legacy - hard work, working together, Ute
- small-town
- land connects - rural, natural resources
- care for all ages & all stages of life
- Culture of respect

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**Write your Vision Statement Here:**



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#### Key Issue:

Cultivating a climate of respect and caring <sup>re: increasing public participation</sup>

Increasing the climate of community involvement: <sup>getting people to want to participate more</sup>

#### Potential solutions you support:

- free mini-trainings on how to use the language <sup>non-verbal signals</sup> + how foster respect & care
- Publication 101 - explaining jargon
- Holding meetings in more hospitable environments like the library instead of in the Town Hall meeting room
- ~~Q~~ Create a program of one to one conversations between people holding different points of view or lifestyles so they recognize common ground as human beings

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#### Fiscal priority you support:

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**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

May we take Paonia forward as a regenerative, nourishing locally thriving community which honors the hard working collective character of the past. ~~maintaining~~<sup>cultivating</sup> integrity, communication and mutualizing resources, all sustained in a culture of respect, ~~abundance~~<sup>care and</sup>

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**Write your Vision Statement Here:**

Lisa Morrison  
403 Vista Dr



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**Key Issue:**

**Potential solutions you support:**

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**Fiscal priority you support:**

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9

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Fiscal priority you support:

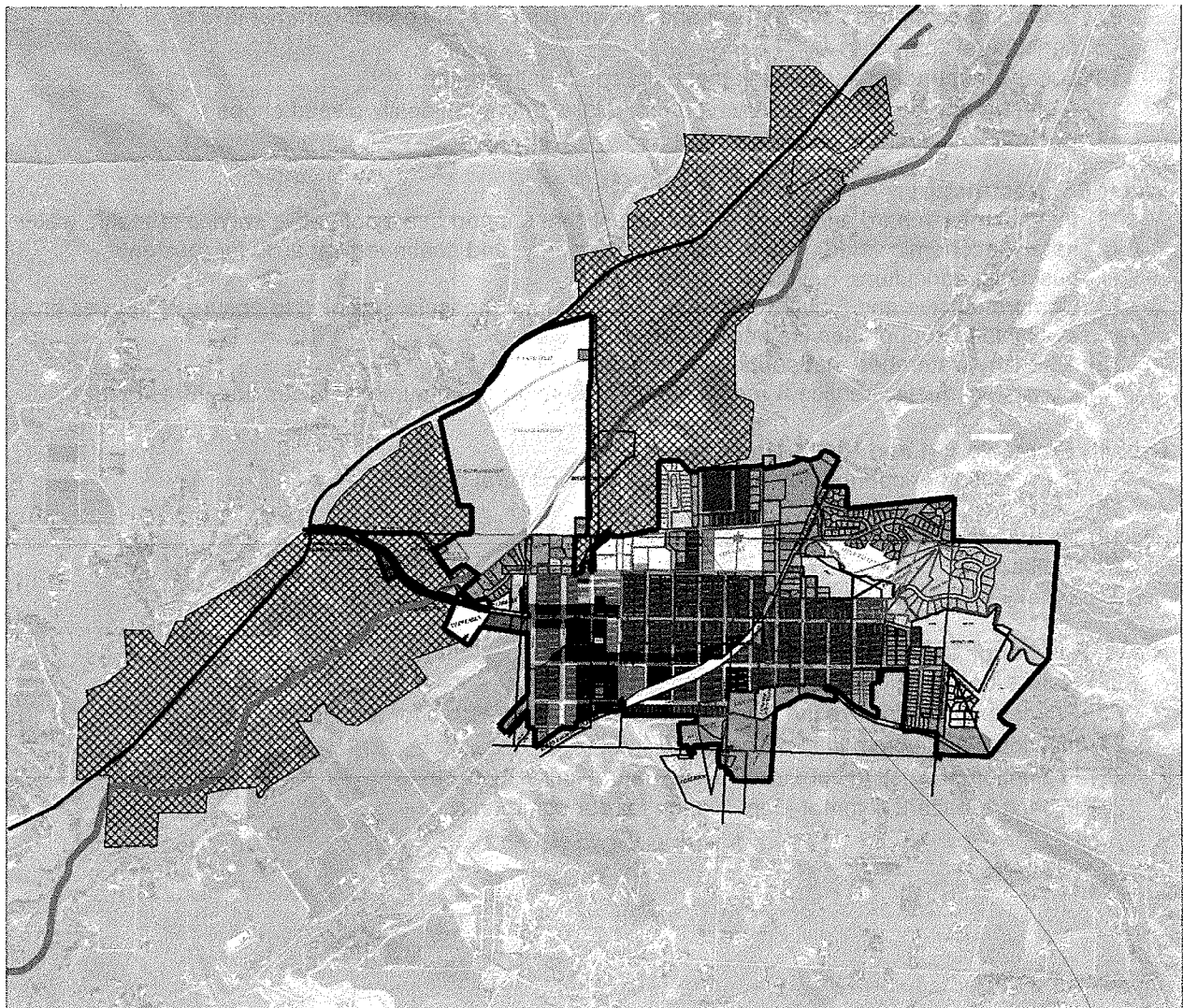
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## Paonia Master Plan Community Engagement Session #2 Worksheet

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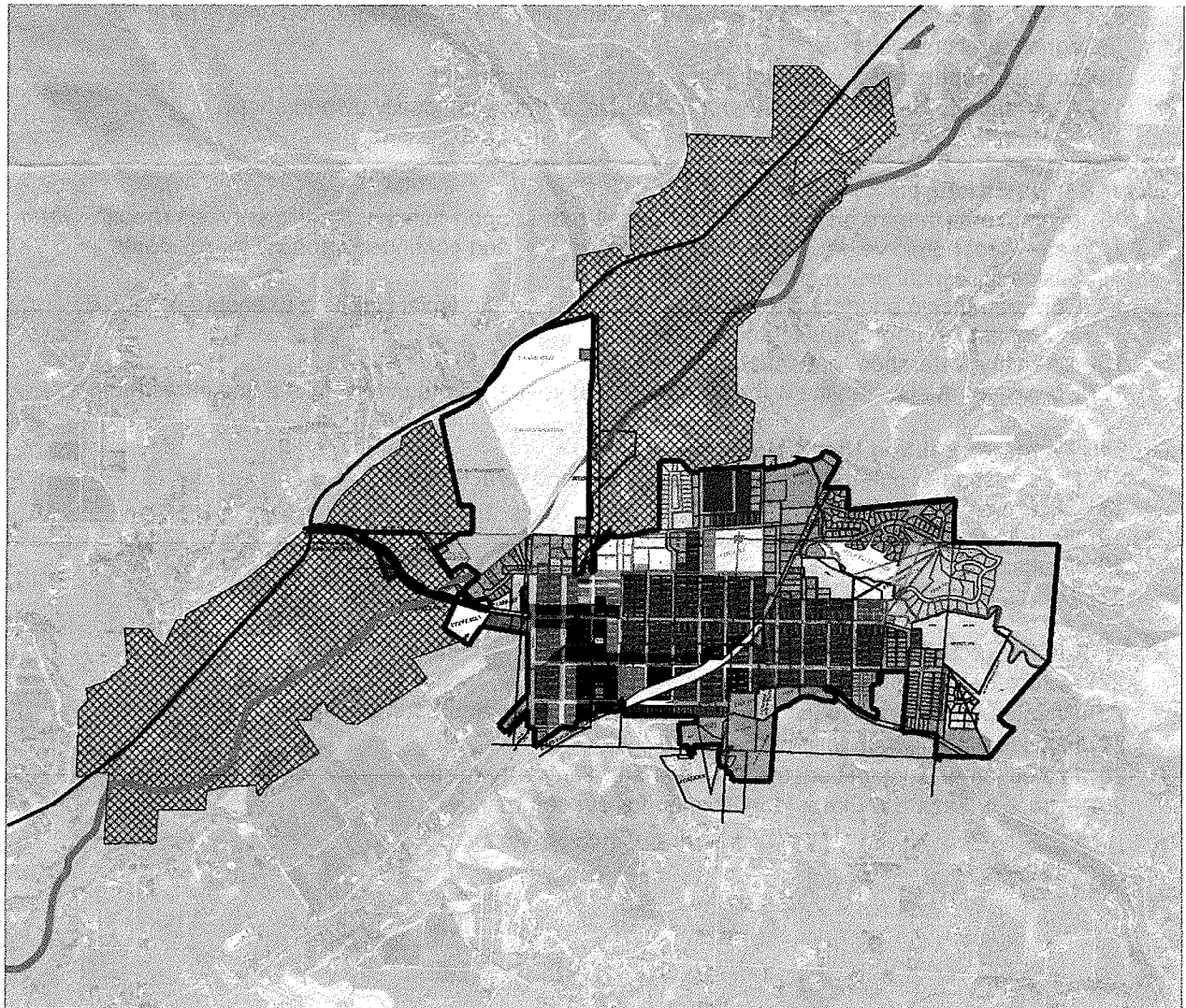




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Elizabeth Yaari  
40650 Night Owl Lane, Paonia,  
618 Pealee Lane, Paonia.

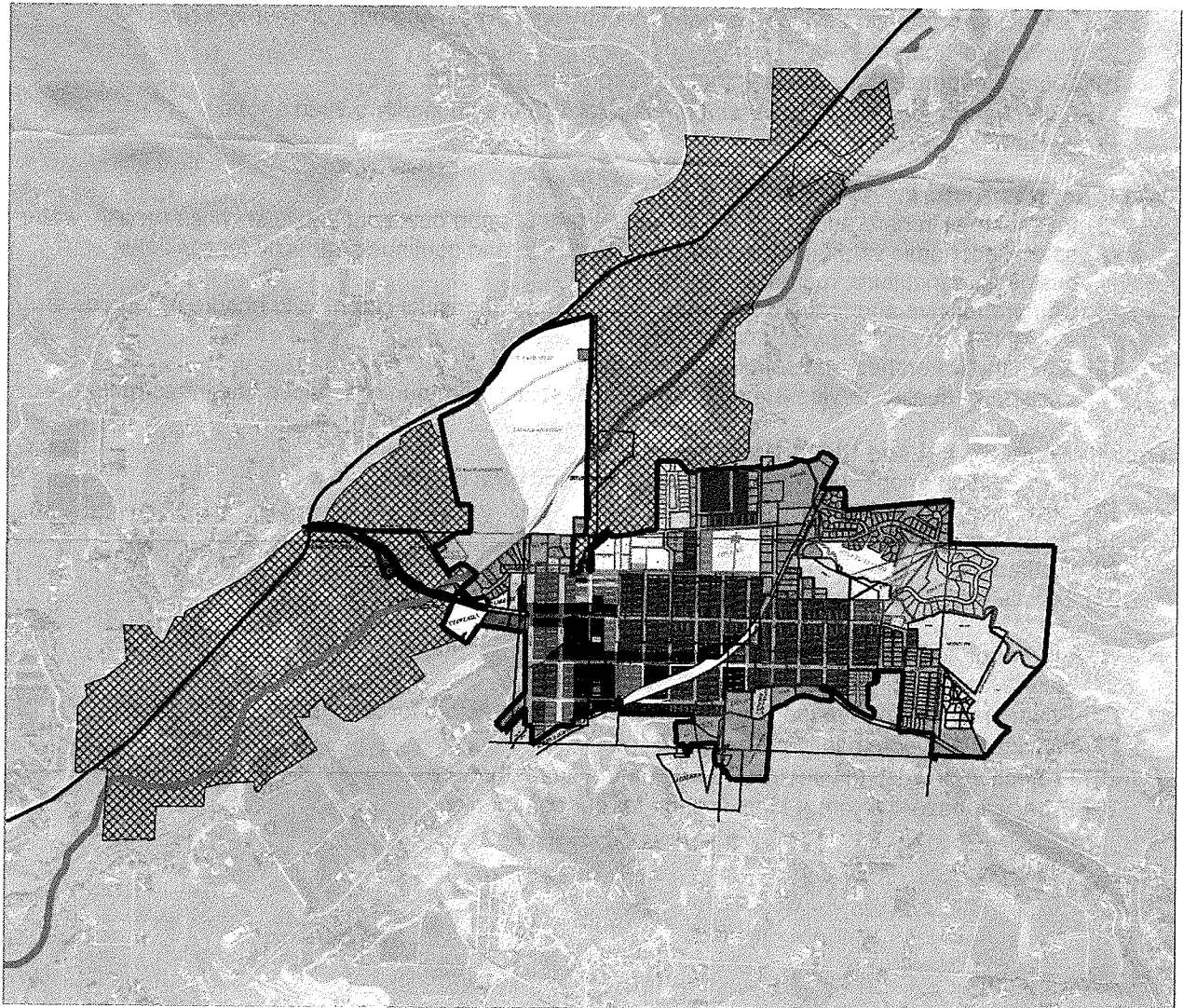
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**Paonia Master Plan Community Engagement Session #2  
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Paonia is a unique & welcoming small town where our history and values are respected. Deep connection to land opportunities

### 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

A regenerative <sup>small</sup> town where all beings are respected in their importance to healthy diversity and balance. All decisions made should be ~~no~~ decided through this lense so that we can move forward into a healthy & bright future. ~~Support for food forests & lawns, no Roundup sold within town~~

Land use:

- Community selfreliance
- families
- local economy
- ~~center~~ creative opportunity for the north fork.

Cultural  
History, community

### 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

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Write your Vision Statement Here:

Future Land Use Map

Town Registration only townies.

Masterplan Infrastructure -

**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

Priorities for Town #1 WATER → meeting the stated goals of Capital Improvement Program

~~Are required EIS for piping ditches?~~

**Conflict Resolution needed to see**

TREES please

Bike and walk ability

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

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**Write your Vision Statement Here:**



<sup>+greenish</sup>  
earth's skin are violet; we ~~just~~ see them as blue  
or blue. human eye more sensitive to blue light +  $\lambda$  cancel each other out  
but b/c of cones in our eyes the way they pick up light is

There's a bit of an urban myth that dust + pollution are the cause of colorful sunsets  
+ while it's true that sunset glows can be enhanced by particles in the upper atmosphere  
more particles in the lower atmosphere ~~do~~ actually subdue the colors

Clear air is the main ingredient in brightly colored sunrises + sunsets

pollution is bigger than air molecules like oxygen + nitrogen  
pollution molecules vary in size so the scattering of light they cause, is not correlated to  
a particular wave length. very short in the day appear greenish or white  
vibrant orange + reds of sunset are subdued into pale yellows + pinks  
reduce over all light that reaches us on the ground - decreasing the brilliance + intensity of  
sunsets For those who fly say from LA to SF or Houston to Denver you  
may notice the sunset from a plane - above the pollution is much brighter  
~~are~~ better sunsets in the tropic / b/c better air circulation  
here in CO late fall + winter or after a summer of soggy rain - lets pray for  
some of those bright as we watch the sun go down.

Folks on the hill too

Tribal governments + landowners need to be included in crafting  
sovereignty - not backfill after the fact  
no carbon bank

integrating these aspects of climate in all the other programming  
FSA + how it does lending, usually borrower + what can do on land  
USDA + Interior coordination + tribal lands

Lending + Conservation already large \$ on the ground - \$ deployed +  
maximize what already exists.

Free up operational capital in producers pockets  
Bottom up - uplift our land stewards + put power back in their pocket  
people have to be able to afford it

risk management perspective - crop insurance - Native Farm Bill Coalition works  
+ 5% premium for 1st time crop insurance borrower

outcome more holistic. what are good conservation outcomes  
local economies, local communities & conservation goals defined by local communities

Multi species habitat plans

FSA + NEPA reforms  
improve outcomes

Not credible. Not a good mechanism. Can't rely on a few  
companies + commodity markets. Do agree that market solution shall  
stun alone. Infrastructure, land markets, finance, tax reform

Ag is a whole economy structured in large part by the Feds

• bail out = insurance, guaranteed markets = commodities, market access  
guaranteed crop & trade global markets, investment in infrastructure  
public investment in R&D + education/TA. Socialized system  
we support it every step of the way. ~~Not~~ Perhaps the freest markets  
are small growers in farmers markets but they are limited by homestead  
rules. Lack of smallscale or mobile or regional infrastructure  
Long term programs 5-10yr <sup>to much</sup> change

Wendy - R&D water cycles, water systems, catchments, water  
ways. Riparian areas restoration

- Restore living spongy in the  
land, indigenous voices  
Beavers + beaver analog  
infrastructure

On Land Newsletter / Family Farm Alliance

Expansion of the grassland program at FSA  
CSP now in Fed FIB NM doubled

All in one plan for  
ranch + forestry multiple.

Nelson NM Rancher

Agencies - eligibility for funding. Wildlife Service  
Working lands for Wildlife NRCS, pre consults Fish + Wildlife Service  
WLA has a diagram of these plans. OIC 5-10yr  
contracts

Reform NEPA is strangely working land owners

Tribe + NEPA → Adelle Briones, same USDA, Cultural Clearing

Peace - Dialog w/ tribes on NEPA. Green Gray Group WWR

TNE - NEPA reform is about innovative, adaptive management

Good Governance - Self Governance - Systems  
that support Community Euphoria

Direct inclusion of tribal governments in programs

Water issues out west Halland + Biden - Interior + USDA

If we are to truly make our natural + working lands as a climate change we need to support + coordinate b/w Fed agencies BIA, Interior, USDA, Foresty

WLA + SAC →

2020 Success Booklet - Liaison USDA resources

\$59M acres of Indian Country

translate practices on ground back to approve CSPs

could there be different types of taps? does the food system accommodate that?  
- could new taps have special requirements like low-flow fixtures or xeriscape

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
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**Key Issue:** Should town provide out of town water users representation?

#### Potential solutions you support:

What I worry about is that the unavailability of town taps is incentivizing unsustainable development / sprawl and preventing smart growth in areas that have existing infrastructure + already impacted  
\* incentives / carrots + sticks

Amerrition - I don't see the downside. If you use town infrastructure you should be part of town & pay taxes / get to vote.

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

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- Tourism & Recreation
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#### Fiscal priority you support:

- Growth / responsible growth. Releasing more in-town taps can help bring \$\$ in to help repair infrastructure and also address the housing crunch.  
~~Transparency~~  
vision  
- Ensure that all streets are walkable & accessible.  
→ cost share / match so homeowners can maintain their own sidewalks / curb cuts.

Watershed Mgmt:  
\* yes town should be involved  
- Grants or cost share with federal agencies or other organizations  
Just like we do to prevent wildfire on our boundaries.

### 5. Anything else you want us to know:

How can we make 3rd st the pedestrian / bike corridor through town? more stop signs. Make 3rd not a through street for traffic. Bollards / narrow streets

Add your name, address & contact info to be entered for a drawing to a local restaurant



#3. Monitor all taps. in + out of meter springs town

tier system - for water usage - + for Town + ~~use~~ <sup>citizens</sup>

Perhaps Divide Potable + non-potable Mandatory or not, education on how to minimize water use in home.

Town/ or cooperating Agencies should be proactive in managing water shed! landscape management. Go to every source possible to find help in This Area. Grants/ Cost share?

- #4) Priorities
- #1. ~~Water~~ wetlands/ Forestry <sup>PLANT TREES</sup> ← Air, Water, Soil = life   
 engage organizations + citizens
  - #2. Plant more trees, protect those planted
  - #3. Food - water priority <sup>growers</sup> safety, mandatory Bicycle helmets
  - #4. Children = safe crossings of ~~main~~ <sup>grand</sup> Ave
  - #5. BIKE ROUTE

(As a town walker, shovel'd concrete sidewalk are Danderous) water melts on ice + as 73yo I stay off sidewalks

# Paonia Master Plan Community Engagement Session #2 Worksheet

## Agenda Overview

- 10am - 10:10: Arrival, registration, coffee/tea & bagels
- 10:10 - 10:35: Welcome & Background/Context
- 10:35 - 11:15: Exercise #1 - Overarching Vision
- 11:15 - 11:55: Exercise #2 - Statement Vision for each topic
- 11:55 - noon: Preview of afternoon session
  
- 12:00 - 1:00 **LUNCH BREAK**
  
- 1:00 - 1:55: Exercise #3 - Group discussions on key issues for each MP section
- 1:55 - 2:00: Break
- 2:00 - 2:55: Exercise #4 - Group discussions on fiscal priorities for each MP section
- 2:55 - 3:00: Closing

*Handwritten notes:*

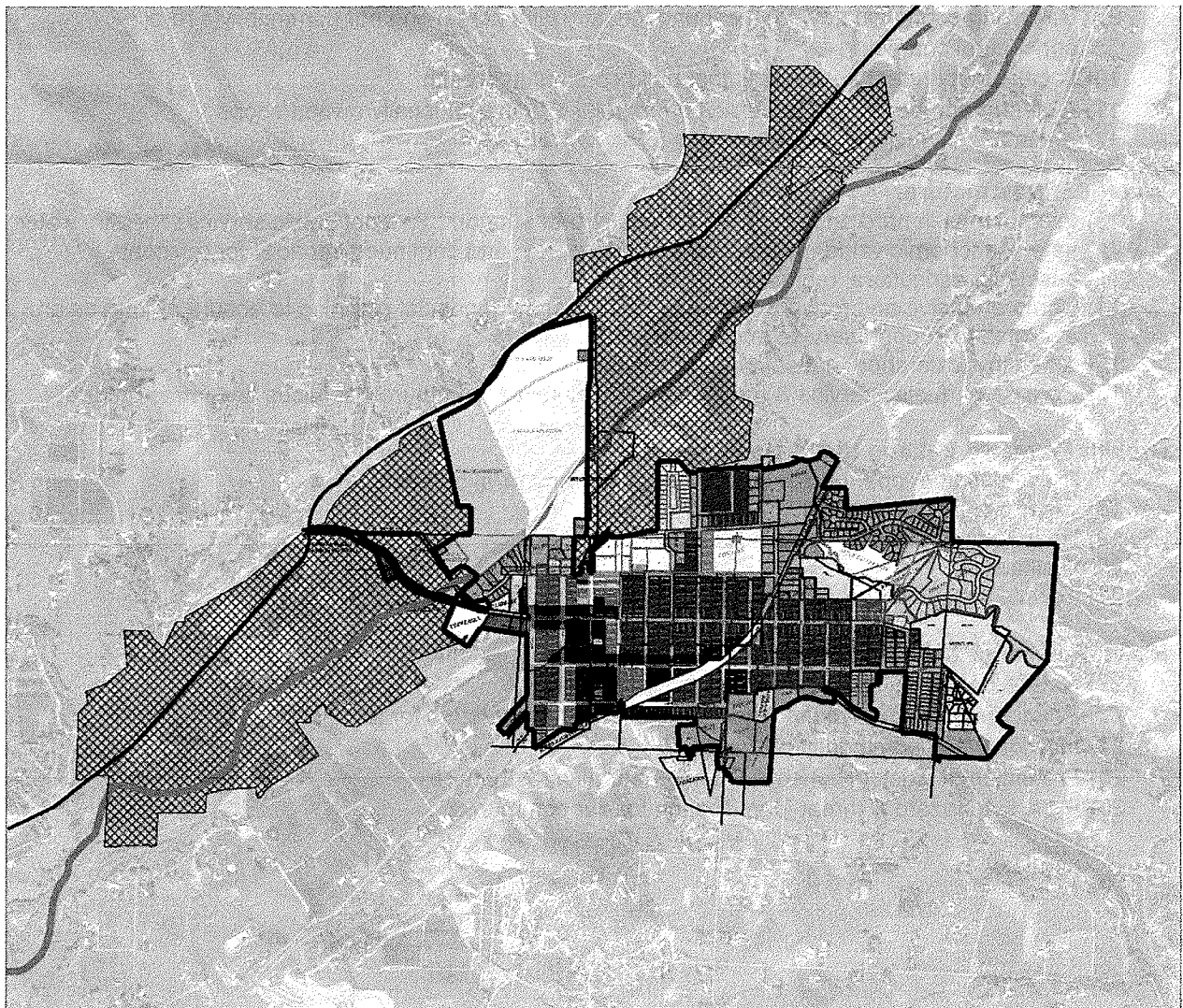
**Priorities**

**Goals**

① **10/10/10** *Stop projects / minimize*

② **Great Dofe** *working learning spaces*

③ **Stop getting cluttered into the watershed**



**1. Craft Your Own Vision Statement for the Town of Paonia (150 words)**

Come up with your own **overarching vision statement for the Town**. Your vision statement will be shared with your group and submitted to the Master Plan team.

**Write your Vision Statement Here:**

The Town of Paonia is a ~~place~~ <sup>self-sufficient</sup> community that looks after ~~the~~ <sup>our</sup> ~~town~~, governs fairly, and where people with vastly different views <sup>come together</sup> in ~~the~~ <sup>nature</sup> ~~town~~, agriculture, and art.   
 → opinions & values

**2. Craft Your Own Masterplan Topic Vision Statement (150 words)**

Come up with your own **vision statement specific to one of the topics below**. Your vision statement will be shared with your group and submitted to the Master Plan team.

*(Mark the topic to which your vision statement applies)*

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Write your Vision Statement Here:**

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

#### Key Issue:

HOW TO PROVIDE AN AVENUE FOR OUT

#### Potential solutions you support:

UNBUILT ONE

- CREATE A WATER ETHIC BASED ON WHOLE WATERSHED
- INCORPORATE IT AS A

AS A COMMON

TOP HIGH LEVEL CONSIDERATION

CLEAR DEF. OF A WATER TAP

- HOW VOLUME (METERING) MONITORING

3RD 2 REGULATION  
- WHAT CAN WE DO AS A POLITICAL UNIT?

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

#### Fiscal priority you support:

- INCLUSION OF WETLANDS & FORESTRY OPEN SPACE PRESERVES

- MAPPING CONNECTIONS BETWEEN DIFFERENT ORGS  
- INVISIBLE INFRASTRUCTURE

### 5. Anything else you want us to know:

Add your name, address & contact info to be entered for a drawing to a local restaurant



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**Write your Vision Statement Here:**

HELP REGENERATION -  
UMBRELLA OVER 27 WATER COMPLAINTS

State Rule - 37 /  
States Precipitation

REDRAW TOWNLEMENTS  
ANNEXATION

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**Write your Vision Statement Here:**

Area Coal

Domestic Water  
1070?

DEFINITION OF WATER TAP? VOLUME? USE -

Priority - Affordable Housing  
Water Net Transpiration

Paonia Master Plan Community Engagement Session #2

Key Issues & Tensions Worksheet

Tension:

Draft of master plan

Potential solutions you support:

in July

Anything else you want us to know:

Public Review in the fall

Tension:

Paonia February Planning Commission will have a review in?

Potential solutions you support:

Anything else you want us to know:

New Town Administrator is hired

Tension:

- Streamlining process for financial

Potential solutions you support:

- monthly lunch w/ admin  
- "Get to know government" DAY

Anything else you want us to know:

- Free resources / ~~services~~

- Government affairs committee

- Improving accessibility to

Please add your name, address & contact info to be entered in a drawing for a local restaurant:

- Educating public on

Community

Paonia Master Plan Community Engagement Session #2

Key Issues & Tensions Worksheet

Tension:

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**Write your Vision Statement Here:**

over -  
 Town models good water management in  
 the common spaces.  
 - Conflict resolution between citizen + town  
 entities so we can move forward ~~respecting~~  
 respecting individual right and common  
 process for all.



### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
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- Land Use & Housing (Growth Framework)

Key Issue:

improve current system w/ updates  
100% over due.

Potential solutions you support:

Notes: One person from each watershed, Home Rule, Responsibility Self.

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first? what do we expect out of

our water tap & what needs to happen before the moratorium is lifted.

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

Fiscal priority you support:

good definition of scope ~~water tap~~ - limitations

① I would like a town that would participate in ~~landscape~~ watershed management but I see that the town struggles to management what it al- ready charge with.

### 5. Anything else you want us to know:

Priorities - Town has plans for jobs undertaken and jobs are finished before new jobs started

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stop reactionary crisis management,  
parks Rec & non fossil fuel movement thru town - over -

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**Write your Vision Statement Here:**

TOP value history, grow together to form community, ~~and~~ all while maintaining that small town feel.

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- Risks, Resilience & Emergency Preparedness
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**Write your Vision Statement Here:**

~~Water is life, creek life,~~

Life,

Growth, can't out grow our source

sustain,

Water wise, conservation, education

Value of water - respect

Natural resource that depends on Mother Nature - Springs

Water lines, Sewer, ~~roads~~, Parks, Streets, Parking,

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure ✓
- Culture & Character
- Risks, Resilience & Emergency Preparedness ✓
- Land Use & Housing (Growth Framework)

**Key Issue:** Out of Town water board - How to organize to represent everyone. ~~or~~  
 on how decisions are made.  
~~Against~~ Against annexation. ~~to~~ Because of the number of out of town users.

**Potential solutions you support:**

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

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**Fiscal priority you support:**

What do we expect out of our water tap - is it in house only.  
 different for out of town users vs. in town. education of when to  
 use water. Comes back to ADU - legal when using extra water -  
 out of town v. in town - use meters

water shed management - How to ~~work~~ Partnership with private land of AF. to keep  
 areas char. & managed for TOP water. Look into water rights to decadal water.

### 5. Anything else you want us to know:

10P  
 Priorities - new water lines, sewer, roads, sidewalks, parks trees, ~~restrooms~~

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**Write your Vision Statement Here:**

Striving toward a healthy ecosystem <sup>moving</sup> ~~horizon~~ toward optimal health for humans, plants & wildlife. What is best for all being honored equally. ~~Healthy~~ Healthy human community depends on all facets of ecology to ~~the~~ adapt to changing global ecology, the building of resilience ~~and~~ with a goal of thriving.

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**Write your Vision Statement Here:**

~~Understanding~~ Understanding the value of green infrastructure - education benefits to ecology - human, plant & animal. Habitat, cooling, & value of land, quality of life.

Example - alternative/regenerative solutions to grey infrastructure updates & improvements.

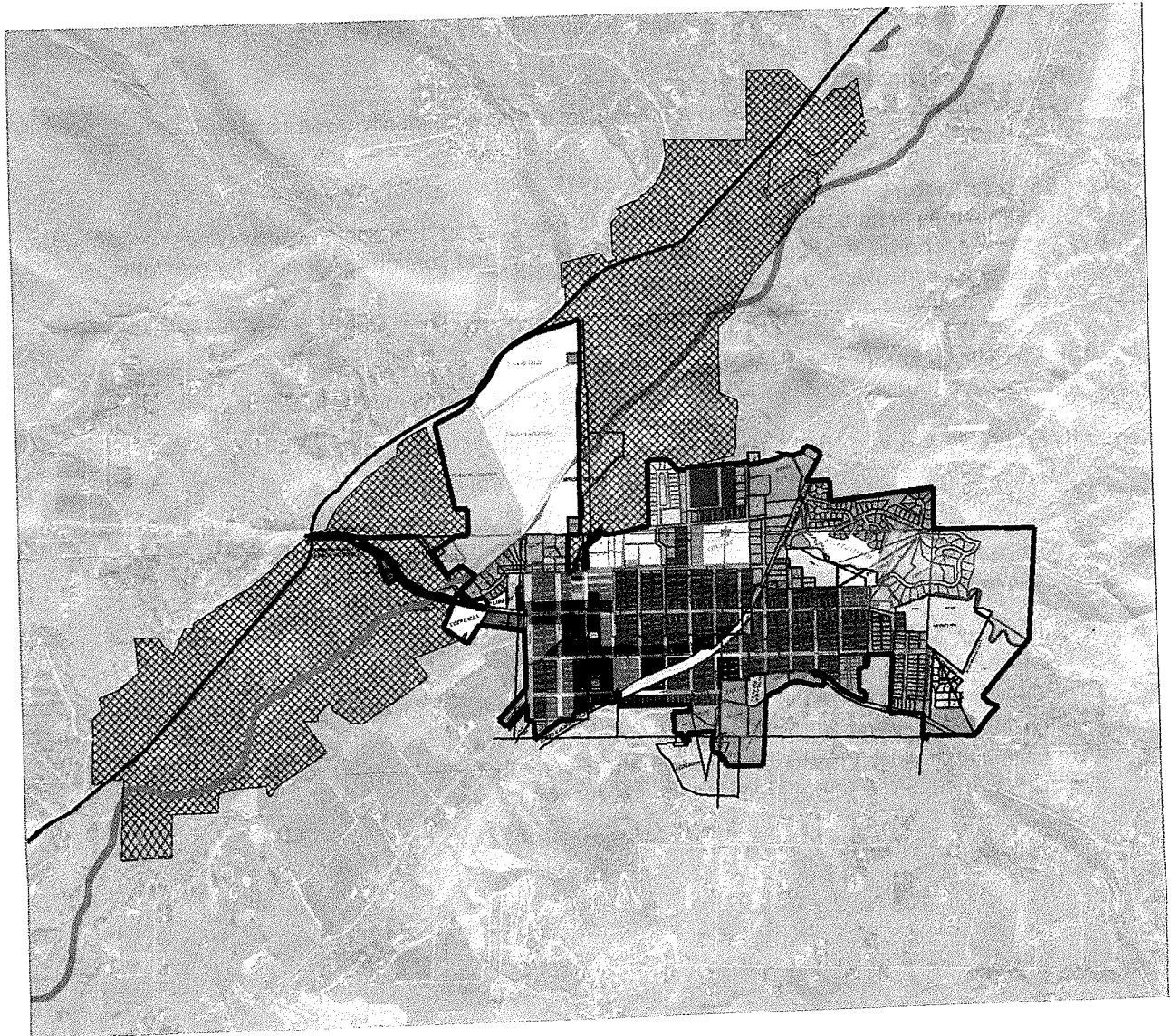
Example - side walk repair -> alternative materials that preserve row trees.



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A Fair + Equitable <sup>organic + creative</sup> community, based on <sup>values</sup> human (bone + blood) not race, sexual preference, religion, or political) that lives in communion with nature (plants, animals, etc) respects private property and also makes room for others utilizing water sensibly.

community self reliance families "local" <sup>internally</sup> regenerative organic!!!

Preserving the wild

Self sufficiency or local resilience

~~stay with fear!~~ ~~stay with fear!~~ Be careful of "catch phrases" in the vision statement -

### 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

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- Economic Development
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- Water & Infrastructure
- Land Use & Housing (Growth Framework)

Write your Vision Statement Here:

Water is life for all <sup>ecology</sup> (plants, humans, animals) utilizing water effectively, conserving (allowing alternate forms of toilets (humanure, etc) drip systems <sup>for use</sup> etc) <sup>there is, erosion,</sup> like the breaking of the bread, or the man in India who re-forested an entire land mass, which then brought rain) + NOT by chemically inducing rain - which eventually makes all ecology id

Sewers ★ sidewalks - like bymont is doing (to save the trees)

You should definitely say how we want things done together to save re-doing  
ie: Fix the sewer, the underground Power + the water before we redo our streets

**What is a Vision Statement?** A vision statement is a high-level, inspirational statement of an idealistic future for our community. **The vision statement(s) should be informed by the values our community holds.** The values below were informed by past community processes and updated through public input at the first Master Plan community engagement session in April 2023. **Please use these values to inform your own vision statement for Paonia.**

**Values:**

**Culture & Character:**

- 1) Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land.
- 2) Our small town, community feel: welcoming, safe, respectful, inclusive and affordable.
- 3) Our community resources and offerings: library, radio station, festivals, art and cultural creatives, churches, etc.
- 4) Our history and heritage, including the newer, funkier forms.

**Tourism & Recreation:**

- 5) Recreational amenities that prioritize the needs of locals over attracting tourists.
- 6) Our history and heritage, farms and festivals.
- 7) Our small-town feel, friendliness and sense of community.
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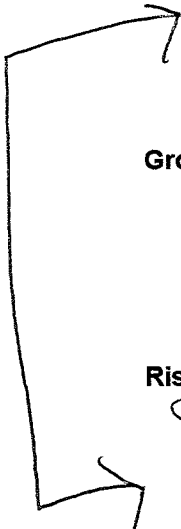
**Economic Development:**

- 9) Balancing economic development and industry with preserving our community's rural and agricultural character.
- 10) Local, independent businesses that build community wealth.
- 11) A vibrant and beautiful downtown commercial district with locally owned shops.
- 12) Economic diversity and resilience.

**Water & Infrastructure:**

- 13) Investments in hard and green infrastructure that support quality of public services (health, water, safety, economic value), local economic prosperity, and continued capacity for residents, business, agriculture, recreation, and wildlife.
- 14) Comprehensive and forward thinking (10-20 yrs) and financial planning to ensure resources are available to support service and infrastructure.
- 15) A healthy watershed that supports quality and supply. ★
- 16) Consistent quality service & maintenance of essential community services and infrastructure.

Co-management



**Growth Framework (Land Use & Housing):**

- 17) Preservation of open space, agricultural land, and rural character.
- 18) Clear planning for growing community
- 19) Need to maintain affordable housing options.
- 20) Walkability
- 21) Town's historic character.

these go together  
 ALLOW A.U.D.'S -  
 look at water usage -  
 (1 or 2 elderly people in a larger home  
 don't use the same amount of H2O  
 as a family of 6 in the same size  
 home)

**Risks, Resilience & Emergency Preparedness:**

- 22) Nature-based solutions and green infrastructure.
- 23) Private/public efforts to identify & co-address critical factors for food, energy, and water. !! Security
- 24) Individual and community preparation.
- 25) Protection of existing constructed and natural infrastructure.
- 26) Proactive hazard & threat identification for our community

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### Growth Framework (Land Use & Housing):

- 17) Preservation of open space, agricultural land, and rural character. *+ preserving the wild*
- 18) Clear planning for growing community
- 19) Need to maintain affordable housing options.
- 20) Walkability *+ bike ability*
- 21) Town's historic character.

### Risks, Resilience & Emergency Preparedness:

- 22) Nature-based solutions and green infrastructure.
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- 4) Our history and heritage, including the ~~newer, funkier forms.~~

**Tourism & Recreation:**

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Paonia is a unique & welcoming small town where our history and values are respected. Deep connection to land opportunities

### 1. Craft Your Own Vision Statement for the Town of Paonia (150 words)

Come up with your own overarching vision statement for the Town. Your vision statement will be shared with your group and submitted to the Master Plan team.

Write your Vision Statement Here:

A regenerative <sup>small</sup> town where all beings are respected in their importance to healthy diversity and balance. All decisions made should be ~~no~~ decided through this lense so that we can move forward into a healthy & bright future. ~~Support for food forests & lawns~~ ~~no Roundup sold within town~~

Land use:  
 - Community selfreliance  
 - families  
 - local economy  
 - ~~center~~ creative opportunity for the north fork.

Cultural  
 History, community

### 2. Craft Your Own Masterplan Topic Vision Statement (150 words)

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Write your Vision Statement Here:

Future Land Use Map

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community self reliance families "local" internally regenerative organic!!!

Preserving the wild ~~stay with fear~~ Be careful of "catch" phrases in the mission statement -

Self sufficiency or local resilience

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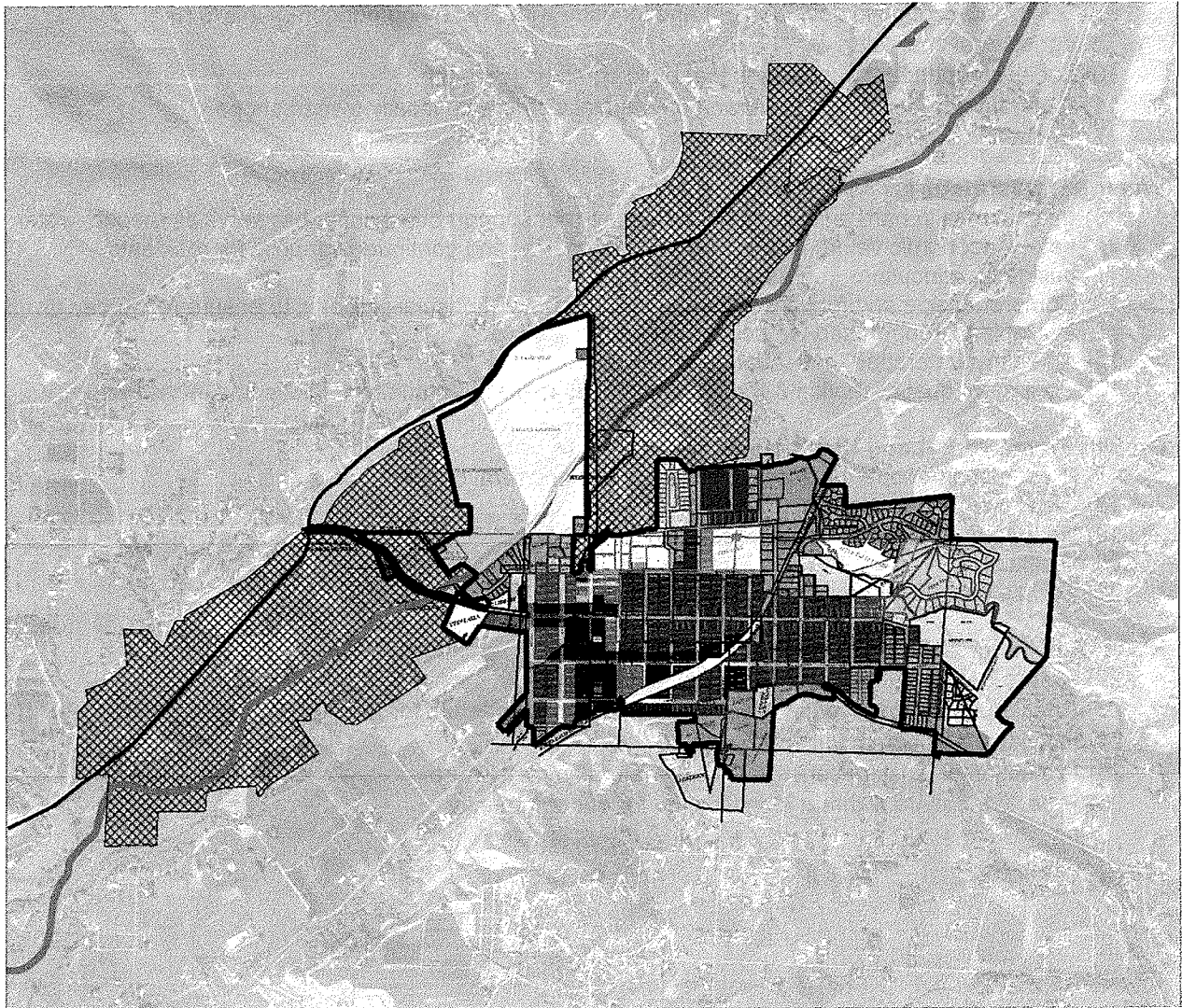
**Paonia Master Plan Community Engagement Session #2  
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Vimeo

Bruce Woodside / "Watershed" / #

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- 10am - 10:10: Arrival, registration, coffee/tea & bagels
- 10:10 - 10:35: Welcome & Background/Context
- 10:35 - 11:15: Exercise #1 - Overarching Vision
- 11:15 - 11:55: Exercise #2 - Statement Vision for each topic
- 11:55 - noon: Preview of afternoon session
  
- 12:00 - 1:00 **LUNCH BREAK**
  
- 1:00 - 1:55: Exercise #3 - Group discussions on key issues for each MP section
- 1:55 - 2:00: Break
- 2:00 - 2:55: Exercise #4 - Group discussions on fiscal priorities for each MP section
- 2:55 - 3:00: Closing



How does Education we all need about water?

317  
Tape to  
Arch Goal

#1 Capital Improvement Program  
2 Goals  
Water Resilience

### 3. Explore Key Issues Within Your Specific Masterplan Topic

Can you identify possible solutions?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Culture & Character
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Key Issue:** The Intersection of Water: Infrastructure and Risks Resilience: Climate Preparedness

**Potential solutions you support:**

Needs implementation  
Structure for  
Regulation on  
provide an avenue for  
input and decision making

Water Ethic →

Hope Rule / vs Stable  
a lot of legal work  
Policies / Agreements  
Policies / Agreements  
substantiation on County  
Case -

I have no idea  
I like water conservation  
intelligence

"redrawing  
turn  
line"

### 4. Identify Fiscal Priorities Within Your Specific Masterplan Topic

What should the Town focus its resources on first?

(Mark the topic to which your statement applies)

- Tourism & Recreation
- Economic Development
- Water & Infrastructure
- Risks, Resilience & Emergency Preparedness
- Land Use & Housing (Growth Framework)

**Fiscal priority you support:**

helpful for  
turn in whole  
neighborhood

Trained  
Water System

### 5. Anything else you want us to know:

Are there other "Resource Management"  
agencies rather than the Town of Poudre  
That could oversee and ~~manage~~ implement  
plans to care for and optimize the health of

the zoning?

Where are we talking about  
all the benefits of planting and protecting trees for  
natural

Add your name, address & contact info to be entered for a drawing to a local restaurant

cooling and influence on  
water cycles!

**What is a Vision Statement?** A vision statement is a high-level, inspirational statement of an idealistic future for our community. **The vision statement(s) should be informed by the values our community holds.** The values below were informed by past community processes and updated through public input at the first Master Plan community engagement session in April 2023. **Please use these values to inform your own vision statement for Paonia.**

**Values:**

**Culture & Character:**

- 1) Our rural and natural environment and opportunities for healthy living, quality food, recreation, and connection to the land. \*\*\*
- 2) Our small town, community feel: welcoming, safe, respectful, inclusive and affordable.
- 3) Our community resources and offerings: library, radio station, festivals, art and cultural creatives, churches, etc.
- 4) Our history and heritage, including the newer, funkier forms. *historical heritage (for new funkier which?)*

**Tourism & Recreation:**

- 5) Recreational amenities that prioritize the needs of locals over attracting tourists. →
- 6) Our history and heritage, farms and festivals.
- 7) Our small-town feel, friendliness and sense of community.
- 8) Our parks and public lands and opportunities for a full range of recreational uses. ★

**Economic Development:**

- 9) Balancing economic development and industry with preserving our community's rural and agricultural character. *Attr to Community of business, where homes ARE THE "Public Lands"*
- 10) Local, independent businesses that build community wealth.
- 11) A vibrant and beautiful downtown commercial district with locally owned shops.
- 12) Economic diversity and resilience. ★ →

**Water & Infrastructure:**

- 13) Investments in hard and green infrastructure that support quality of public services (health, water, safety, economic value), local economic prosperity, and continued capacity for residents, business, agriculture, recreation, and wildlife. *YES ←*
- 14) Comprehensive and forward thinking (10-20 yrs) and financial planning to ensure resources are available to support service and infrastructure. *using what framework for this forward thinking?*
- 15) A healthy watershed that supports quality and supply. *★*
- 16) Consistent quality service & maintenance of essential community services and infrastructure. *★*

**Growth Framework (Land Use & Housing):**

- 17) Preservation of open space, agricultural land, and rural character. *There two*
- 18) Clear planning for growing community
- 19) Need to maintain affordable housing options.
- 20) Walkability
- 21) Town's historic character.

**Risks, Resilience & Emergency Preparedness:**

- 22) Nature-based solutions and green infrastructure. *= climate being climate front of Risk Agenda*
- 23) Private/public efforts to identify & co-address critical factors for food, energy, and water.
- 24) Individual and community preparation.
- 25) Protection of existing constructed and natural infrastructure.
- 26) Proactive hazard & threat identification for our community. *Climate watershed → self-advocate*

*Climate*

*Time vision = statement.*

*Master plan ~> Water: Draw Resources from outside*

*Draw Skills + leaders To updated the Solutions Team*

*Calla runs systems for water integrated in plan.*

# COMMUNITY ENGAGEMENT SESSION #3



Am! 1/8 rep meeting Next 2 days  
week of Mar 12 - ? date

Bemail, w/ the control  
of water avail  
today.

3/13 going forward.  
3/24 on town  
4/3 website  
4/23  
5/1  
5/28  
6/5

# Land Use Element Worksheet

## Paonia Comprehensive Plan

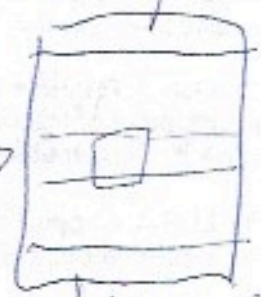
Planning Commission & Public Draft Review March 3rd 2024

Jet streams  
polar.

### Workshop Agenda

1. Welcome
2. Project Update, and Overview of Land Use
3. Introduction of the Land Use Element
4. Review of Land Use Policies and Actions
5. Review of Future Land Use Map
6. Next Steps
7. Closing

Mid  
latitude  
jet  
stream



between  
g. mesa  
uncompagre -- unique  
climate.

who  
else lives  
here?

plains  
wisdy.

### Vision

Paonia's rural character and slower pace of life are interconnected with the landscape, the seasons, and the thriving community life. Urban agriculture thrives, the community feels connected to the surrounding farmland and natural landscape. Wildlife corridors, greenways and viewsheds are protected and cherished. The Town contains walkable, tree-lined streets that surround a small but vibrant historic downtown. The historic core neighborhoods are celebrated, while "gentle" growth harmoniously adds to the character of the Town and provides housing for all walks of life that make up the diverse local community.

### Values

- Open space, agricultural land, and interconnection with nature.
- The Town's rural character and historic heritage.
- Clear planning for a growing community.
- A diverse and accessible community of all ages, incomes, family status, race, religion or creed.

### Policies & Actions

**Policies** provide guidance for decision making by the Town Board, Planning Commission, and Staff including day-to-day decisions and big picture decisions.

**Actions** are specific steps or strategies that can be taken to support implementation of the policies and the plan in general.

Together policies and actions provide guidance for how the Town will work toward achieving the Community's vision and values in the plan.

## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

*[Handwritten scribble]*

**Would you remove any policies?**

**How would you propose to edit any of the policies?**

*pol 7+ create new corridors where possible  
pol 6 - Revilding/reforesting... can we incorporate indigenous wisdom here?*



## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair. *With strong awareness of Town Natural resources (water)*

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community. *define*

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors. *- How?*

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### Community Input:

**Would you add any policies and what would they say?**



- Encourag small manufacturing + non-retail commercial

*Preserving + prioritizing current residence NOT a policy to attract New growth*

**Would you remove any policies?**

*\* How to assure "starter" Homes  
ADUS might create rental but do not make more starter homes available*

**How would you propose to edit any of the policies?**

*It's important to make this town work for those who live here now - Before we invite more growth. - People might actually stay ~~and~~ if*

*They were able to ~~create~~ a business.   
 house* 2

ART coal mine taps is Big Picture Apache

Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair. *accountability.*

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

*Community Input:*

**Would you add any policies and what would they say?**

**Would you remove any policies?**

**How would you propose to edit any of the policies?**

*Add accountability in policy 2*



## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

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POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

ADUs - Subsidizing and incouraging off grid ADUs  
Airbnbs - Only allowed to have unless you live on the property

**Would you remove any policies?**

laws that make it more difficult to live ecologically viz. NO use of grey water (recycling) and we are not allowed to have composting toilets.

**How would you propose to edit any of the policies?**

We would be incentivized to live greener maybe a discount on town bills

## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

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POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

Preserve & protect the Town's source water for our drinking water supply

**Would you remove any policies?**

**How would you propose to edit any of the policies?**



## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, ~~economic~~  
growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures  
that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and  
historic character of Paonia while remaining open to contemporary, energy efficient and  
alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia  
remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

*"Economic Development"  
The Town has a "growing tourist economy"  
which provides necessary sales tax revenue," And  
should be encouraged. And local  
employment*

**Would you remove any policies?**

**How would you propose to edit any of the policies?**



## Policies

- POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.
- POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.
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- POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.
- POLICY LUF-7: Protect key wildlife habitat and riparian corridors.
- POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

Policy LUF-1 -- If you get a lot of infill economic growth housing, redevelopment, etc, you will lose the rural character. I'm from Boulder & I've heard the whole narrative about smart growth, gentle growth, etc. Now, the whole Front Range is turned a concrete jungle. It is not affordable, in spite of mega-building.

**Would you remove any policies?**

Policy LUF-4 - Paonia will remain a complete & vibrant community as long as it remains relatively undeveloped. Development ruins every area it envelopes. People are trying to escape high density urban environments.

**How would you propose to edit any of the policies?**

Policy LUF-4 - If you build more to try to get more affordable housing, it just attracts more people & the price keeps going up - look at the Front Range!! So why build at all? why not try something new?

not build? The price of housing will go up no

2/20/17



## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

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POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

*LEGALLY PROHIBIT GUARANTEE (OF LONG TERM RENTERS) IN FAVOR SHORT TERM*

**Would you remove any policies?**

**How would you propose to edit any of the policies?**

## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

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POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

***Would you add any policies and what would they say?***

I'm glad "ARTS" was NOT included in vision and values.

***Would you remove any policies?***

***How would you propose to edit any of the policies?***

## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

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POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

*you talk about rural character -  
agriculture development - subdividing*

**Would you remove any policies?**

**How would you propose to edit any of the policies?**



## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

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POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

MAINTAIN + ENCOURAGE SUPPORT OF ARTS  
& THE ARTS COMMUNITY

**Would you remove any policies?**

**How would you propose to edit any of the policies?**



## Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

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POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

### *Community Input:*

**Would you add any policies and what would they say?**

*Promote art & music and cultural scene*

**Would you remove any policies?**

**How would you propose to edit any of the policies?**

\* Maintain Dark Skies Paonia  
So that if a Home Depot goes up in the pink space.  
Delta County wants to develop - all lights off. No parking lot lights.

### Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair. *strong awareness of towns existing policies.*

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

*clarifying this price.*

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors. *be accountable*

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

*there is a LOT of wildlife in the areas outlined for development.*

*Take care of people here 1st  
Community Input:*

*WHY DO WE NEED THE DEVELOPMENT*

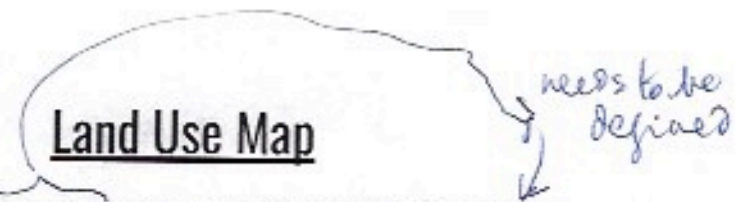
**Would you add any policies and what would they say?**

**Would you remove any policies?**

**How would you propose to edit any of the policies?**



I Don't want Paonia to grow - I don't support development  
No new commercial districts  
No annexed spaces



**Key Considerations:**

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

**Community Input:**

**Where are areas that need to be preserved for open space or agricultural use?**

Riverbank property - preserve as animal wildlife corridor

**Does the oval generally represent the Historic Town Core well? Would you adjust it?**

yes

**Where do you see residential density being added within Paonia?**

only in town core - in current infrastructure, churches, es.

**What areas should not have increased residential density?**

At 2 entrances to Paonia! At Riverbank property.

**The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?**

I wouldn't encourage any more commercial growth

**Are there other areas you would add commercial uses or mixed uses?**

# Land Use Map

**Key Considerations:**

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

## Community Input:

*Where are areas that need to be preserved for open space or agricultural use?*

*Does the oval generally represent the Historic Town Core well? Would you adjust it?*

*Where do you see residential density being added within Paonia?*

*What areas should not have increased residential density?*

*The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?*

*Are there other areas you would add commercial uses or mixed uses?*



# Land Use Map

**Key Considerations:**

- Preserving Paonia’s small town feel and rural and historical character
- Maintaining the Town’s agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town’s gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

## *Community Input:*

*Where are areas that need to be preserved for open space or agricultural use?*

*Does the oval generally represent the Historic Town Core well? Would you adjust it?*

*Where do you see residential density being added within Paonia?*

*What areas should not have increased residential density?*

*The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?*

*Are there other areas you would add commercial uses or mixed uses?*

## Land Use Map

### Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

### Community Input:

Where are areas that need to be preserved for open space or agricultural use?

All areas not currently developed.

Does the oval generally represent the Historic Town Core well? Would you adjust it?

Where do you see residential density being added within Paonia?

Residential density diminishes quality of life - more traffic, less green space. In Denver + Boulder densification has not resulted in greater affordability!

What areas should not have increased residential density?

Every area should not be more dense.

The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?

Exceptions are Indigo the Rotary

Most of the new stores downtown are yuppie-hippie T-Shirt + gift shops, not stores where you can buy necessities. We lost the drug store (Hays drug). This is what happened in Boulder.

Are there other areas you would add commercial uses or mixed uses?

I live on Poplar near the car-wash. I'm scared to death my neighborhood (residential) will turn commercial.



# Land Use Map

## Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

## Community Input:

**Where are areas that need to be preserved for open space or agricultural use?**

improve viewshed along Grand Ave and San. wade  
some equestrian along three gateways

**Does the oval generally represent the Historic Town Core well? Would you adjust it?**

**Where do you see residential density being added within Paonia?**

**What areas should not have increased residential density?**

Most of the historic town core

**The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?**

Mostly, but maybe need to improve character along 2nd instead of pushing commercial growth... would need design standards

**Are there other areas you would add commercial uses or mixed uses?**

## Land Use Map

### Key Considerations:

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

### Community Input:

**Where are areas that need to be preserved for open space or agricultural use?**

I would love to see along 133 remain ag land or ag related business, i.e. eateries, farm stands, U-pick, etc.

**Does the oval generally represent the Historic Town Core well? Would you adjust it?**

Yes,

**Where do you see residential density being added within Paonia?**

I'm open to some ADUs in town original, mixed use, and traditional. I thin new dev makes sense in mixed use.

**What areas should not have increased residential density?**

**The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?**

Yes

**Are there other areas you would add commercial uses or mixed uses?**



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### *Community Input:*

***Where are areas that need to be preserved for open space or agricultural use?***

***Does the oval generally represent the Historic Town Core well? Would you adjust it?***

***Where do you see residential density being added within Paonia?***

*Backyard off grid Adu's*

***What areas should not have increased residential density?***

*Urban Sprawl*

***The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?***

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### Community Input:

*Where are areas that need to be preserved for open space or agricultural use?*

*Does the oval generally represent the Historic Town Core well? Would you adjust it?*

*Where do you see residential density being added within Paonia?*

*What areas should not have increased residential density?*

*The Downtown Commercial Core and Mixed Use areas allow for commercial growth and more diversity of uses. Is the Mixed Use area reflective of where you would encourage more commercial growth and other diverse uses?*

*Are there other areas you would add commercial uses or mixed uses?*

*Retail Commercial Development on the Highway 133 corridor should not be encouraged as it will draw revenue away from Historic Downtown and losing sales tax revenue.*



## Actions

### Short-term (1-2 yrs)

ACTION LUF-1: Implement the Housing Needs Assessment and Housing Action Plan in order to prioritize access to affordable housing options.

ACTION LUF-2: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.

ACTION LUF-3: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.

### Medium-term (3-5 yrs)

ACTION LUF-4: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.

ACTION LUF-5: Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.

ACTION LUF-6: Update land use regulations to align with this Comprehensive Plan.

ACTION LUF-7: Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.

## Community Input:

Would you add any actions and what would they say?

*Economic Development*  
*Short term would support the tourist economy*  
*and provide employment for local residents*  
*there is not enough housing for tourists during*  
*festivals*

Would you remove any actions?

How would you propose to edit any of the actions?

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*Indigenous guardians - Borral forest. These strategies should be informed by hyper local wisdom*

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## Community Input:

**Would you add any actions and what would they say?**

**Would you remove any actions?**

**How would you propose to edit any of the actions?**

*Add upkeep standards to Action 7? bumpy roads, lots of junk in yards exposed. Any way to improve the aesthetic standards in town?*

*Action 4 - can we go further than protecting existing space and add more?*

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## Community Input:

*Would you add any actions and what would they say?*

Definitely limit short term rentals — they make housing less affordable by taking housing off the regular rental market.

*Would you remove any actions?*

If the water moratorium stays in place & no growth occurs, why would our water bills be so much higher — without the moratorium, the springs would be serving many more taps — why would that be less expensive than fewer taps?

*How would you propose to edit any of the actions?*



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### *Community Input:*

**Would you add any actions and what would they say?**

*HISTORIC ARCHITECTURAL DESIGNATION  
PROTOCOL?*

**Would you remove any actions?**

**How would you propose to edit any of the actions?**

Actions

*Need to keep maintenance*

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**Community Input:**

**Would you add any actions and what would they say?**

*Consider the impacts & changes predestined on the hundreds of acres*

**Would you remove any actions?**

*of coal Co. Land & the hundreds of water tags  
Growth pay its own way*

**How would you propose to edit any of the actions?**



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## *Community Input:*

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*Would you remove any actions?*

*How would you propose to edit any of the actions?*

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## *Community Input:*

**Would you add any actions and what would they say?**

\* Make downtown a walking (business) mall with a park like feel, w/ cheap permits to sell in ~~small~~ <sup>small</sup> popup  
Have a vacancy fine for housing left empty

**Would you remove any actions?**

Make sure affordable housing is integrated with all other housing so 'slums' or the poor or wealthy are not concentrated

**How would you propose to edit any of the actions?**



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- Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia’s small-town, agricultural character.
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**Additional Feedback**

*I don't like the idea of commercial <sup>or industrial</sup> development in the gateway areas - not inviting (Farnsworth is an eyesore) Residential if done right would be better - subdivide into small "farms" or vineyards etc.*



## Future Land Use Categories

1. **Downtown Commercial Core** – The vibrant commercial heart of Paonia with a unique historic character. This area is oriented towards local businesses and pedestrian access. Its restaurants and the Paradise Theater are the gravitational center of community life. Commercial activities are generally limited to small scale retail, professional offices, and restaurants and food trucks. Maintaining local core businesses that serve the community’s daily needs in this district is a key step to preserving the small town feel and sense of self-reliance.

Primary Uses: Small scale retail, restaurants, professional offices, and other compatible commercial uses

Supporting Uses: Institutional, civic and government facilities, parks and recreational facilities, residential

2. **Mixed Use** – This category is intended to support a range of uses that serve and complement the Downtown Core while blending with lower density residential areas. The commercial, residential mix, and light industrial mix contributes to maintaining access to services and provides diverse housing options. Mixed Use areas are walkable and connected to nearby amenities, parks, and open space.

Primary Uses: Mixed residential, light industrial, home office, art studios, commercial, restaurants, public

Supporting Uses: Small scale manufacturing, institutional

*Areas near library also near where public works is if the Voc. Building is bought*

3. **Downtown Neighborhood** – Part of the oldest residential neighborhood in the historic town grid, this area is predominantly defined by historical architecture styles and single-family housing. Slightly higher residential density than other residential areas is located here due to its proximity to Grand Ave and the Town’s most vibrant commercial axis. Maintaining the historic character and scale while allowing for increased density is the focus in this area.

Primary Uses: Residential including one, two and three family housing

Supporting Uses: Home office/studio, parks, institutional, ADUs

4. **Town Original Neighborhood** – This district encompasses the central residential neighborhood in the historic town grid, characterized by tree-lined streets and an older architecture (turn of the century to 1940’s). Its historic architectural character, walkability and small neighborhood feel are highly valued by the community. Maintaining walkability by sidewalk improvement, tree maintenance and off-street parking solutions is key in this area.

Primary Uses: Residential, single family

Supporting Uses: Home office/studio; ADU, institutional

5. **Traditional Neighborhood** – This district defines a more recent residential part of the Town (post 1950), with mostly single-family homes properties. It represents a transition from the historic core residential and mixed use areas towards the lower density residential districts that border agricultural land and open space. Residential density in this area will increase gradually over time with the addition of new ADUs or two family dwellings.

Primary Uses: Residential single family

Supporting Uses: Senior apartments, Two family dwellings and ADUs



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**Additional Feedback**

please avoid commercial development on gateways into town.



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**Additional Feedback**

- Need to Revisit Conservation Neighborhood as the trailer park is ~~to~~ located there, which is high density. The trailer park is affordable housing and supplies workforce with critical employees.
- Paonia is such a innovative place would be cool to have an innovative housing zone(s)



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## Additional Feedback

I value undeveloped open space, green space of every kind, such as back yards. If back yards are used for additional development, it diminishes greenspace + contributes to global heating. You have to have more paved parking with additional development.



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### Additional Feedback

The town could offer a lot of legal leeway for property zoned as something else or used as something else to be turned into housing where ever possible.

~~Paonia Comprehensive Plan Draft Land Use Element Worksheet~~



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- Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

**Wildlife/River Corridor** - The "green backbone" of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

**Natural Hazards** - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface. For information on these areas refer to the FEMA 100 year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

### Additional Feedback

- Jumbo Trail need additional parking, maybe past the gate at Trailhead.
- Include Mathews Lane and Mesa farms in urban farmland.
- Trailer park

- I think Main St is good place?

Town could use eminent domain to:

- 1) connect Pan American & de vista -
- 2) Provide adequate parking area for Jumbo -

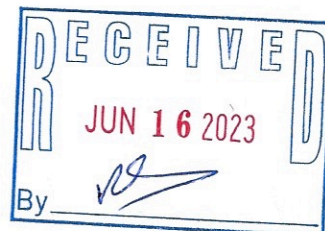


Plz. recommend allowing dwelling units by right in industrial zone - currently industrial does not allow dwelling by right -

more mixed use further east on 2nd st -



# GENERAL PUBLIC COMMENTS



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**WE WANT TO HEAR FROM YOU!**

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**What is your vision of the future of the Town?**

**What kind of business and recreation opportunities do you want to see in Paonia?**

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I would like to see a cleaner town!



Enforce the laws on the books.

"If you don't keep your property clean and maintained, the Town hires it done, and sends the bill to the persons living there. (Lawn, Weeds, Tree Trimming.)"

The Town use to hire older adults, to clean gutters and sidewalks, off and on's at corners of each block. Weeds in the cracks of sidewalks. Like on Grand Avenue.

How about a work program for Junior High Students. There has been one in the past. It teaches them the importance of Taking Pride in their Community.

The Town should not be responsible for it all! The person that runs the street sweeper should have more training. It is suppose to be clean when he is done. Also put a netting on the sweeper, so all the debrree goes into the bin and not all over the street.

Thank you  
Kathy Baes  
311 Oak Avenue



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June 24, 2023

214

My vision is to celebrate the indigenous people who lived here for thousands of years, Utes and other tribes. Paonia is a sacred land;

Many churches, many spiritual practices, a healing center for humans and Mother Earth. This is central essential nature of the blessed fertile, agriculture land.

Bio dynamic farming is the place to

demonstrate: - create and amplify good practices, community cohesion

- stop extracting fossil fuels

- nourish the land + animals

- Education: show how to do ecological balance of Nature and human activity

- central to art-expressions

of love, good will, sustainable practices

Mind the water sources, prevent pollution-

Don't let institutions buy up real estate here.

Patrick McCarney  
43 Pan America Ave  
Paonia, CO 81428



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#1. The geographical location. Various local food's that are available throughout the year. Good quality air and water are the norm.

#2. A benevolent pacifying honest citizenry and government, just considerate sentiment (perceptive response) self-sacrificing fully realized community of neighbors. ~~Ownership~~ All water sources being claimed by the town. The replacing or improving of collection sites, storage testing ~~and~~ treatment and delivery systems. A reduction of salaries for the highest paid positions of town government including the police department. Cease spending finances to fatuous absurd self-centered propositions groups concerts festivals holidays. Stop advertising by the town of the town' Remove the 'WELCOME' signs. Town government is "not a social club" <sup>and improve</sup> Maintain infrastructure. Vigilance, monitor the ~~ignorance~~ ignorance, What goes around may come here.

#3. The business that sticks stays.

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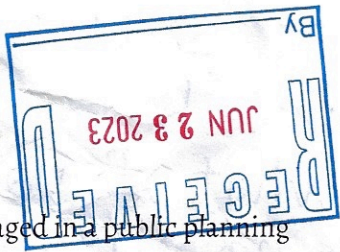


Please feel free to write your answers on the back of this page and return to Town Hall!



- ① Encourage or ALLOW "Family Dollar" or similar store to open in Peoria
- ② REDUCE WATER/UTILITIE FEES.
- ③ BAN "LGBTQ/Pride flags" ON PUBLIC Buildings and property.





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Hi - Sorry this paper got accidentally crumpled,

What I value most about living in Paonia is being able to cross the street without waiting 15 minutes for traffic. I value the fact that there isn't much "development" around here, and I want it to remain that way. When I moved here in 1993, I took a cut in income to be able to live here, and it is totally worth it - not to live a big consumer lifestyle, to be able to have relative peace + quiet. I want to be able to walk in nature with my dogs. That is my main entertainment - I don't need anything else, I don't care about restaurants, etc.

I think there is plenty of art and music around here - we don't need to try to attract any more. I wish actual stores would stop being replaced by artsy, hippie, yuppie etc.

I realise housing is no longer affordable, due to the influx of people fleeing the Front Range and other densely populated areas, which used to be nice but now are unlivable. I remember when they said that there wasn't enough affordable housing in Denver, + that the solution was to build, build, build. So they did, now Denver is a concrete jungle, but there is still a huge shortage of affordable housing, due to the huge influx of population from even more densely populated areas. So I don't think more building helps affordable housing, but it does make nice places just as unlivable as the places the people fled from in the first place. I don't know what the answer is, but I don't think it is more building.

I favor walking + hiking areas, and it would be nice to have a dog park. I don't know why several trustees didn't seem to want one, but Delta, Montrose, etc have one + don't seem to have problems with it. If we lift the water moratorium + run out of water, we could be sued.



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1) What I value about living in Paonia

The SMALL population

The surrounding BLM & mt access

The ability to get my dogs out close to town and still NOT come upon people

The Quiet clean air clean water

2) My vision for the future of the town is to see our infrastructure ~~structure~~ structure actually made new, (water, sewer, sidewalk, roads)

My vision is to NOT advertize for growth no expansion, not to have new subdivisions. We do not need growth of population. Make sure our water is secure & not sold off to outside entities

To stop spending money for outside companies or organization to figure out how to change our town like affordable housing (no such thing anymore) - art projects & events

See our town government work responsibly and fair; stop raising salaries.

3) I see no need of new businesses and recreation opportunities. We have plenty of both.

Lets take care of what we have before it slips away

## Creating of water conservation Program WInbox

From Lyn Howe

Received Sunday, March 24

I would like to request that the Master Plan explicitly call for the creation of a Water Conservation Program. This should be linked to development, growth and housing (which the planning commission will have input on) also I would recommend that a citizen/trustee advisory committee be formed to brainstorm ideas to bring to the planning commission for developing a water conservation plan and educational component.

# Town Master Plan



**S Schmitzer**  
<ssschmitzer@comcast.net>

Sun, Jun  
25, 2023  
7:52 AM

to me

Here are our responses to the questions posed by Town regarding the Master Plan:

*What do you value about living in Paonia?*

We value the quiet lifestyle surrounded by natural beauty. We value good neighbors and a functioning community. We value organic farming and ranching. We value a thriving arts community. We value community festivals and the wonderful town park.

*What is your vision of the future of the Town?*

Primarily, a civil, functional Town government with competent employees.  
Secondly, to have Town take over, manage and maintain the various water lines served by the Town's water system. Like Denver Water did in 1918, set up a Water Board that has funding and expenditures separate from the Town's budget. Also, if one's address is Paonia, we should be able to vote in town matters. It is frustrating to not have a voice.

*What kind of business and recreation opportunities do you want to see in Paonia?*



The current retail and restaurant scene in Paonia is great although restaurants open for dinner are always welcome. We do not want to see any big box or chain stores such as Family Dollar in or near town. Hotchkiss is close enough. We appreciate having several places to buy groceries in town. Regarding recreation, the river park run by WSCC is great and Town should support them in the maintenance of the river park. We'd love to see more river access in or near town for recreation – walking and biking trails.

Thank you,  
Shelley and Steve Schmitzer  
40900 Stewart Mesa Rd.

Will this Master plan" carry any weight? 

Sat, Jun  
24, 2023  
10:34 PM

**Pamela Jackson**  
<pamelasuejackson@me.com>

to me

I live on Garvin Mesa, and not in town. Nevertheless, I have attended most of the master plan meetings, and I do see that most of the folks attending the meetings seem to want similar things for our town, which is hopeful. I was quite skeptical at the first meeting, where we all seemed to be funneled into choosing one of five categories, when MY category of most importance was not even mentioned. (To be fair, you did give us little sticky notes). However, the meeting today was much more about incorporating all viewpoints, and that also is hopeful.

Now to the dark side: I am extremely concerned about the actual **affect** this Master Plan will have, once it is finished.

Delta County held EXTENSIVE meetings with lots of citizen involvement, and came up with a Master Plan in 2018, promising, for one thing, NO ZONING. Enter the plandemic, and under cover of everyone staying at home, and with just one small (and not legal, due to no proper notice being given to affected landowners) notification in the DCI, along came the 2021 Land Use Codes, bringing with them, among other things, Zoning.

The Land Use codes currently being enforced for unincorporated Delta County do not come CLOSE to following the Master Plan that everyone worked so hard on.

I realize Paonia is a municipality, and follows different rules. Please bear this grave injustice to unincorporated Delta County in mind as you move forward with this Master Plan for the town of Paonia. If at all possible, **give the final version some teeth**. It would be good to know that not only are voices being heard, action is following those voices.

Also, as you move forward in discussing possible annexation, (I do realize that, in 20 years, Garvin Mesa may be considered for annexation, and I will fight strongly against that possibility) or any other creative possibility to make more housing available in Paonia, please do not enact any FORCED moves. Respect Private Property rights. It is better that people decide

themselves, instead of being **forced** to go along with a plan that affects their homes and their rights, in the name of “the greater Good”.

Sincerely,

Pamela Jackson

MM,MTBC, CMT, NMT, CNA

Founding Owner, Moved By Music, llc

(no subject) 



Wed, Jun  
21, 2023  
1:51 PM

**Ann Marie Gambino**  
<weekendvegetarian@gmail.com>

Thanks for sharing this and being part of it.

I won't be able to attend, I have to be in Grand Junction, picking Justin up from the train station and doing various errands.

My hope for Paonia is a recycling station. I wish it could be in town to make it easier for people to recycle. If done right with privacy fencing, I can see it at the property past Berg Harvest just before the bridge. There used to be recycling at the transfer station on Bone Mesa, but sadly Delta County put an end to that. It was far for a lot of folks to go to recycle, it needs to be easy so people will recycle.

I've heard people say they would love to have a dog park in Paonia.

Also, I think it's important to manage growth in our area because of water. Even ADU's should be monitored, especially in R1 zoning. I know a few folks who have added to their homes and now rent those additional spaces out, as either short term or long term rentals. This is a concern with one water tap. Paonia is a wonderful place and many people want to live here, understandably but it needs to be monitored more efficiently than it has in the past.

Well that's my 2 cents, thanks Marissa. Good luck!

## Questions

Mon, Jun  
12, 2023  
1:04 PM

mark vlosky <mvlo@tds.net>

to me

Here are my answers to your questions which arrived in the mail today:

- 1. I value the small town atmosphere.
  
- 2. My vision for the future of Paonia is to keep it as it is, with no more stupid experiments like changing the parking arrangement like you did a year or two ago.
  
- 3. A decent restaurant would be nice.

Mark Vlosky  
Paonia Colorado

### Parks and Rec comment



Sat, Jun

10,

12:16 PM

**Karen T <ktarnow000@gmail.com>**

to me

The town needs a staff person or functional committee with responsibility for planning for parks, recreation and open spaces. The Trustee subcommittee creates a forum for conversation but not leadership or planning. If the lack of staff capacity is the issue, the town should consider chartering and convening a Parks and Rec committee made up of citizens with an interest in and skills/capacity to lead the effort. This could include gathering information and input, identifying funding opportunities, identifying needs and gaps, developing maintenance and development plans, organizing volunteer work parties, etc.

Karen Tarnow

green burial

Mon, Jun

5,

6:51 PM

**Carolyn Ringo**  
<carolyn@carolynringo.com>



to me

Hello,

As a board member of Wild Sage Natural Burials and a trustee of the Paonia Cemetery District I am asking that a place for a natural/green/conservation burial preserve to be considered in the master plan. Green burial preserves protect the land in perpetuity and therefor keeps it from being developed. It would only have small natural stones as markers and not be resource intensive (watering, chemicals, mowing, etc). It would be a park like atmosphere open to the public with paths and benches. A green burial does not allow for anything not biodegradable to be put in the grave, which makes environmental sense.

Thank you for your consideration,

Carolyn Ringo

PS The demand for green burials is becoming greater all the time.

<https://www.greenburialcouncil.org/>

Paonia Tree Canopy

Tue, May

16,

9:40 AM

**Greg Hottinger**

<greghottinger@gmail.com>

to me

Hi Master Planners,

I would like to see Paonia give real consideration to the existing canopy coverage within Town limits and have the intention to maintain a coverage of "at least \_\_\_\_\_%" There are studies that indicate a 40% coverage can reduce street temperatures by 10 degrees. Lots of other benefits with coverage, including bird and other animal habitat, flood mitigation, beauty, property value, and even evidence that cars drive slower under a canopy.

One challenge will be the cutters from utilities who notably butcher trees without oversight; it would be good for the Town to speak to Asplundh once these canopy goals are in place to encourage the most conservative cutting possible, as well as the burying of lines if/when possible.

Thanks,

Greg

RE: affordable housing<sub>Inbox</sub>



**Christine Palafox**  
<palafox.caqb@gmail.com>

Thu, Apr 27,  
4:52 PM (11 days  
ago)

I'd like to propose that the community land trust model be included and examined as a possible solution to Paonia's affordable housing issue.

Given that some folks might have considerations against affordable housing here (such as a perception that it may support a poverty mindset, the town's not being in a position to administer either such an undertaking or a housing authority for that matter, and/or the increase in Section 8 housing), the community land trust model emerges as something worth considering.

In a community land trust, land is purchased and held in perpetuity in a legal trust that is outside the speculative real estate market. The land, once purchased, can be leased to people wishing to purchase their own homes at below market rates, thus making it affordable and attainable to many who yearn to own their own homes.

I suggest that there be a community meeting held about this ingenious model to inform local folks interested in an affordable housing solution that neither panders to poverty or increased Section 8 housing (as stated above in the view of affordable housing opponents).

Respectfully,  
Christine Palafox

Apr 27, 2023,  
1:46 PM (11 days ago)

**roger baril <somaticsmove@yahoo.com>**

I have much to share in my support of affordable housing in Paonia, including lifestyle community, sharing with tiny houses/ADU dwellings available, whether attached directly to a house or part of an art studio/garage with a sauna and an open space to share with your family and friends so we can more affordably live together and support each other as a whole.

There are so many things to say about it. Because to do so also allows a more green lifestyle. Passive and active solar design. Low water usage. And easier ways to look after your pets with people you live with or close to. Community as a whole. Younger and older living together.

An additional bathroom and bedroom is not more than others with one water especially with no additional yard irrigation many use with a water tap. Many homes have 4 bedrooms with three



and even 4 bathrooms. To add an additional bedroom and bathroom with a sink for an art studio and/or kitchenette with an existing 2 bathroom 2 bedroom home with plenty of room for the addition on their lot is still single family in my definition of "family" shared as as family we choose to share or lives and cost of living with for the ease of all. Financial burdens of all. Without over use of our infrastructures and water.

Or... we all start opening up to renting an extra bedroom that we have in our homes because we need a lower overhead, or we support our young adult kids, who can't find affordable place to live otherwise than their parents house. Or our elderly can't afford a home of their own.

Or... we see more businesses shut down because we can't find affordable housing enough for employees. Which is happening now.

I could go on...  
Roger Baril  
330 Delta Ave  
Paonia Colo

Sun, Apr 23,  
10:21 AM

**Kathleen Howe**  
<kehauhowe@gmail.com>

Hello to all who have been involved in this Master Plan. I appreciate all of the work that you have done..

I believe that Paonia is the perfect location for transitional change for how we live on and use the Earth, literally! Our area is blessed with building materials, one of the most amazing and abundant of which is clay. I believe a school of natural building would bring accolades to our town. How do we build to be fire resistant? How do we build to stay comfortable in a climate that is more prone to temperature swings and the higher than normal temperatures we are currently witnessing? How do we build a healthy building? How do we build to honor the resources it takes to construct a home? How do we build affordable housing that is built to last? The clay resources in Delta County were made famous by its bricks, is getting a name for the current production of tiles and ceramics, and can become synonymous with building solutions. We have the resources and talents here in our town and surrounding area to make this happen, and I give my full support to it.

I would also like to see a natural resources/sustainable community development education program for our area youth and young professionals. The GIS technology used today by so many agencies, organizations, towns, cities, resource managers can be introduced to schools, after-school programs, and weekend workshops. Through GIS/ArcGIS programs, deep learning about our home and the area we live in and that surrounds us. The layers of learning help one to see the bigger picture and it allows for an understanding of how things work, the interactions and produced effects of decisions, and how to move forward to an equitable tomorrow. A program like this would generate the training of young people to be successful in the jobs of tomorrow.

Thank you for considering my comments regarding the Paonia Master Plan and a vision of the future for our town.

Sincerely,  
Kay Howe  
103 Dorris Ave.  
Paonia, CO 81428

**Pam Schofield**  
<schofieldpam@gmail.com>

Fri, Apr 21,  
2:45 PM

to me



Please find attached letter from Creek Vista Crossing HOA to Town of Paona regarding access to Pedestrian Utility Easement.

**Pam**

Pam Schofield

CVCHOA President

**CREEK VISTA CROSSING HOMEOWNERS ASSOCIATION**

A Colorado Non-Profit Corporation

POB 133, Paonia, CO 81428

Board of Directors: Steve Gulick, Lyn Howe, Dave Knutson, Pam Schofield

2021-2022 Officers of the Association: Pam Schofield, President (970.596.4212), Steve Gulick, Vice President (970.527.5794),

Dave Knutson, Treasurer (970.260.3260), Lyn Howe, Secretary (808.756.5310)

Interim Administrator, Leslie Klusmire, Town of Paonia P. O. Box 460 Paonia, CO 81428

RE: Creek Vista Crossing HOA Pedestrian, Utility, Access & Maintenance Easement

Dear Ms. Klusmire:

Especially in light of the Paonia Master Plan review being conducted by the newly appointed Consultant Team, and the upcoming Community Engagement Session (4-27-23), The Creek Vista Crossing HOA Board (CVCHOA) wants to address access to its Pedestrian, Utility, Access &

Maintenance Easement. In a previous Parks, Recreation, and Trails Master Plan, drafted in

2022, and known as Paonia in Motion, it was suggested that the CVCHOA Pedestrian, Utility, Access & Maintenance Easement be used as a “public easement between the eastern end of

Apple Valley Park and Vista Drive.” The proposed plan shows bicycle access from Apple Valley Park across Minnesota Ave and through the CVCHOA Pedestrian/Utility Easement to Vista Drive, and continuing up Vista Drive to the BLM.

The Easement in question is shown on the Creek Vista Subdivision Plat. It belongs to the Creek Vista Crossing HOA, and it specifies Pedestrian and utility access only. The CVCHOA Board of Directors has discussed this matter and is not willing to change the easement to allow bicycles. Therefore, please do not include bicycle access through the CVCHOA easement in the future Master Plan being addressed by the new Consultant Team.

Thank you for your attention to this matter.

Sincerely,

Pam Schofield

CVCHOA President

Cc: Town of Paonia, Town Clerk - Samira Vetter

cc: Town of Paonia Masterplan Consultant Team:

Marissa Mommaerts, Resilience & Regeneration LLC

Molly Wheelock, StudioMW

Mara Mantoiu, StudioMW

Scott Brown, Active Peace, LLC

Calla Rose Ostrander, Phoenix Rising Resources, LLC

cc: North Fork Trail Advocacy Group- Tracy McCurdy

cc: BLM Field Office Montrose CO – Caroline Kilbane

Kaki's edited comments Inbox



Sun, Apr 16,  
1:06 PM

**Kaki Hunter**  
<kakihunter@gmail.com>



to me

## Paonia Master Plan Comments

A Taos elder once described sustainable economic prosperity to me like this:

“Localized economic sustainability is easy, just provide everything you need from someone you know!”

My husband and I teach natural building techniques, essentially by doing what our ancestors and all indigenous cultures have done before us; use what’s available, build with what nature provides from around us.

If you live in a forest, build with trees, if you live in a desert, build with adobe, if you live where there’s a lot of stone, build with stone, if you live where there is a lot of bamboo and palm thatch...well, you get the idea.

The most beautiful architecture looks like the land it was harvested from: Italian villages perched on the cliffs overlooking the Mediterranean Sea seem to grow out of the craggy rock because that is what they are made from.

Skilled masons are rare nowadays. Yet at one time most foundations were built of locally harvested stone. Where I lived in Vermont, the most beautiful barns stood on dry-stack granite stone foundations, many of them over 200 years old.

Here in the Southwest, Anasazi ruins still stand the test of time 800-1200 years later. The Taos Pueblo is the oldest continually inhabited example of vernacular architecture in the US. It’s made of rocks, dirt and trees.

It amazes me that we don’t have more rock quarries and adobe yards throughout the southwest. We certainly don’t have a shortage of rock or clay!

Adobe production could be one of Delta County’s hottest commodities. One third of the County is made of clay, the other 2-thirds are rock and forest. Think what beautiful healthy homes could be designed with these three primary ingredients.

If we're looking to create more cottage industries, look no further than the dirt on the hills around Paonia! Clay Mortar, Clay Plaster and Clay Paint are three simple products ripe for becoming a new cottage industry.

Can you hear the owners of penthouses in New York and beach houses in Malibu boasting about the "Green" earthen plaster they ordered from the Paonia Clay Company?

We could collaborate with the BLM for permits to harvest clay as an alternative to drilling and grazing. Clay could be harvested in ways such as to regenerate the landscape by digging ponds along drainages that collect water leading to revegetation and increased Water Wealth.

In today's economic climate, every action needs to have a beneficial re-action. Revitalizing action leads to healthy prosperity for everyone.

In modern culture we produce a lot of waste which can also be adopted into usable building products; Baled straw makes for high R-value insulated walls, as does light-clay-straw rammed between a double stud-wall system or timber frame superstructure.

Shredded paper can be turned into blow in cellulose insulation, or paper cement panels, as an alternative to rigid foam.

Stacks of pallets can be fashioned into whole structural wall systems, stuffed with shredded fibers; straw, shredded clothes, compressed paper...

I love that Hotchkiss and Crawford have small lumber mills!

We visited the one in Hotchkiss in early spring. The ground was a quagmire of mud mushed with sawdust; all one had to do was scoop the mixture into forms and you would have incredible mud/sawdust blocks!

Right there is a collaborative opportunity to make the best of two resources; the by-product of one becomes the primary product of another.

These natural materials can be upscaled into small cottage industries, providing a plethora of products for a new brand of skilled craftspeople in; masonry, timber frame, adobe, strawbale, light-clay-straw, clay mortar, earth plaster, and clay paint.

Imagine Natural homes designed with attached passive solar greenhouses and lots of natural light. In my mind, the most prized contribution to humankind's development is not the wheel, it's a pane of glass! Imagine a world without windows!

Delta County has an incredible opportunity to encourage many of these time tested building methodologies as we are unencumbered by the rigid constraints imposed by the International Building Code.

Did Native Americans have a lack of affordable housing? They turned mud and stone and sticks into durable homes that have lasted through generations. Why can't we?

The City of Paonia would do its citizens a great service by adopting natural building systems and design features that are not readily approved by the IBC.

Kaki Hunter

15835 Black Bridge Road Paonia, CO

435-459-3425 cell



# Re: Home - Local Investing

Received Sunday, March 24

Allison Elliot

While I am here, I will raise the question about ADUs and STRs. It seems to me that many locals are living in ADUs that are substandard housing because the STRs are being made available for tourists. How can we address this through the planning process?

-AEE

From: **Robert Orlando** <[livingland1@gmail.com](mailto:livingland1@gmail.com)>

Date: Sun, Mar 17, 2024 at 12:03 PM

Subject: FLUM from Bobby and Mary

To: Calla Ostrander <[callarose@gmail.com](mailto:callarose@gmail.com)>

Comments on FLUM

Future Land Use Map

There are 5 acres on 2nd and Lamborn that abut Colorado Ave and the alleyway to the east of Dorris Ave. that we would like to see in the Urban Farmland zone. This is currently agricultural and we would like to see that remain to preserve and continue the agricultural heritage of Paonia. We hope to put that land into an agricultural trust in the future with housing for agricultural workers, a retail outlet for food produced on farm and a training program for new and beginning farmers.

Over the years I have been approached by developers frequently looking to put a road through this farm and build out a neighborhood. This is not in keeping with the character we hope to maintain for the Town with this property. It currently is urban farmland and we would like to see it remain as such.

At the end of 3rd and Dorris, address 225 Dorris, there is a 3.5 acre lot we own that is also currently primarily agricultural and we would like to see this in the Urban Farmland designation. There are no good street front areas here so we dont think its appropriate for mixed use.

We would like to see the Urban Farmland definition explicitly include small commercial or retail and education.

With the regards to the North Fork Trailer Park. We would like to keep this area in affordable, more dense housing and would like to see designation of Mixed use or Urban Neighborhood. We believe Mixed Use could be a better fit because of the access to the highway and the highway frontage this has potential to continue to build out commercial space along the corridor before the bridge out of town.

We are concerned that the FEMA adopted maps being used are out of date. There are more current maps that have not been formally adopted and we are engaged in a campaign to have the current maps formally adopted by FEMA and can use any and all available help to accomplish this. These new maps change the flood zone significantly and would benefit the River Park and surrounding area for future use. An example is the vacated gravel and concrete plant next to the river park would be able to be an asset to the town and the Park if the new map was adopted by FEMA.

We would like to see the conservation corridor remain along the river but allow the back part of the gravel pit, where the old building currently sits and to the east up to 7th street in Mixed Use.

The land along the north side of 7th street has a 4 inch water main run to it and sewer is in 7th St. and we believe this area could be a good place to develop new neighborhood housing in the future if water taps become available.

624 7th Street on the south side to the North Fork river is currently in agriculture and we would like to see that designation as urban farmland alongside the conservation designation that is along the river.

Just outside of town along Blackbridge Rd and the end of 7th street is currently in urban farmland. We urge the Town to adopt a 3 mile plan that shows this designation for this area and other surrounding areas currently in this use type.

With regards to economic development, statistics show that tourism creates low paying jobs as a rule especially compared to jobs in the medical field. With Paonia's clean water, good local food, dark skies and quiet atmosphere alongside the many non-allopathic practitioners that already reside here we would like to see medical tourism and medical retreat emphasized in economic development alongside agriculture as we believe these two economies work to enhance each other. i.e. healthy local food can be sold to retreat and rehabilitation and retirement facilities and these facilities can bring in people and dollars to the local economy in a way that supports local jobs with higher income and more stability than traditional tourism.

## questions on Master Plan - Land Use / Tourism

Received Monday, March 11

From Aaron Watson

Hello Paonia Master Plan Team,

Some questions on the Master Plan regarding dark skies.

As I am sure you are aware, the Town Lighting ordinance puts forth a 10 year amortization period after which all lighting within Town limits needs to be in compliance. That will kick in around 2032. How is future lighting development addressed in the Master Plan?

Have areas been identified that have different lighting needs - such as areas where lighting is needed for safety (example after school walking routes), or areas where it should be kept naturally dark (example riparian zones)?

As the 133 corridor grows, this could seriously affect Paonia's dark sky resource. How will this lighting be managed? Will lighting be included in the Hwy 133 development plan?

Also, astrotourism is an emerging trend in sustainable tourism. More and more people can't see the stars from where they live, so they want to go to places like Paonia where the stars can still be seen. A great example is Westcliffe - Colorado's first dark sky community where their astronomical observatory is booked well in advance each year bringing in tourists from all over the world. Astrotourism and protecting the night was identified as a top priority in the Paonia in Motion Master Plan. How will Paonia position itself to account for this resource?

Thanks for your work on drafting the Master Plan. I'd very much appreciate a reply on this and to hear more about plans for including dark skies in the Master Plan.

Thanks,

Aaron



# additions to Paonia Comprehensive plan

From Lyn Howe

Received Wednesday March 6

Hi All

Thank you for the well organized meeting last week, I think it went well and having meetings in bite sized pieces for each area of focus is a great approach.

I am asking that you include the following wording to your vision and values statement. Because the town now has a dark sky lighting ordinance (passed almost 2 years ago) and we will soon be an official internationally recognized Dark Sky Town it is important to include the value of dark skies be in the vision and values core statements of the comprehensive plan.

Adding it in the second paragraph of the vision statement, (Wildlife corridors, greenways, dark nighttime skies and viewsheds are protected and cherished) and the first bullet point in Values (open space, agricultural land, interconnection with nature and dark nighttime skies).

Thank you for all your important work

**From:** Dark Skies <[darks skiespaonia@gmail.com](mailto:darks skiespaonia@gmail.com)>  
**Sent:** Thursday, June 13, 2024 10:40 AM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Comp Plan comment

You don't often get email from [darks skiespaonia@gmail.com](mailto:darks skiespaonia@gmail.com). [Learn why this is important](#)

Dear Town of Paonia Comprehensive Planning Team:

Here are the mentions of Dark Skies in the [Paonia in Motion Parks and Recreation Master Plan](#), to also be included in the Comprehensive Plan:

p49. KEY ISSUES AND NEEDS: Preservation of Paonia’s night sky.

Impacts from light pollution, caused by excessive or poor use of artificial outdoor light, on quality of life has garnered greater attention in recent years. A growing number of communities are working to preserve their night sky and are benefiting from the economic opportunities emerging from their efforts (e.g., astrotourism).

There is an on-going community effort to craft, adopt, and implement a dark-sky friendly lighting ordinance for Paonia. The PIM planning process found that the community is interested in expanding opportunities for nighttime recreational activities. The dark-sky lighting ordinance and interest in nighttime recreation point to a need to preserve Paonia’s night sky and invest in amenities to capitalize on this asset.

p 55. STRATEGIES FOR ADDRESSING KEY ISSUES & NEEDS - Preservation of Paonia’s night sky - Strategy 1: Inventory and develop a replacement plan for lighting, in town parks, that is not dark-sky friendly.

Replacement of outdated luminaires in Paonia’s parks could offer a number of benefits to the community, including, but not limited to: (1) improved safety by eliminating over-lighting and glare; (2) enhanced visual appearance of vegetation, amenities, and buildings by installing lights with warmer colors; and (3) reduced operational costs by replacing inefficient and obsolete lighting with low maintenance and low cost LED lighting.

By ensuring that lighting in Paonia’s parks is dark-sky friendly, the town can support the health of the community by improving artificial nighttime lighting and create greater opportunity for astrotourism.

It is recommended that the town collaborate with Dark Skies Paonia, and other interested parties, to inventory existing lighting and develop a plan for replacing lighting that does not conform to dark-sky lighting standards.

p. 60 Design and Construct a New Skateboard Park. Any lighting to be installed must be dark-sky compliant and the use of solar-powered lighting is recommended.

p. 64 Main Picnic Shelter Enhancements. Re-paint and upgrade the lighting for the picnic shelter (the existing mural is to be preserved and lighting is to be dark-sky compliant).

p.65 Secondary Picnic Shelter Enhancements. Explore the installation of dark-sky friendly LED lighting for the picnic shelter.

p.66 Ellen Hansen Smith Center Interior & Exterior Enhancements. Enhance the entrance to make the facility more welcoming and inviting. Enhancements could include larger front doors (with windows), new exterior lighting (that is dark-sky compliant), and improved signage. Use of solar-powered outdoor lighting is encouraged.

p. 76 Design and Construct a P-Hill Overlook and Astro-Park. Work with key stakeholder groups (e.g., Dark-Skies Paonia, owners of the telecommunication equipment on P-Hill, etc.) on the design and construction of the overlook.


p. 86 Design and Construct a Crossing of Grand Avenue. Pedestrian-scale, dark-sky compliant lighting to illuminate the crossing.

p. 88 Construct Safety Improvements along Grand Avenue. Explore the installation of dark-sky compliant, pedestrian-scale lighting along Grand Avenue and at crossings of Grand Avenue to enhance the safety and comfort of nighttime sidewalk users. Solar lights should be considered to avoid the need for modifications to any electrical infrastructure along Grand Avenue.



p.89 Design and Construct a Crossing of Samuel Wade Road. Pedestrian-scale, dark-sky compliant lighting to illuminate the crossing.

p. 97 TOP PRIORITIES | Timeframe: Within Next 5-Years (continued):

| TOP PRIORITIES   Timeframe: Within Next 5-Years (continued)   |  |   |  |
|---|--|---|--|
| ACTION  | RESPONSIBILITY   | RESOURCES   | MEASURES OF SUCCESS  |
| <p> <b>Community Initiative Action 3:</b></p> <p>Identify and implement dark-skies projects associated with Paonia's parks, recreation amenities, and trails. It is recommended that such projects include:</p> <ul style="list-style-type: none"> <li>Integration of glowstones (<a href="http://www.glowstones.com">www.glowstones.com</a>) with Paonia's parks and trails.</li> <li>An inventory of existing outdoor lighting in Paonia's parks and recommendations for making existing lights dark-sky compliant.</li> <li>Development of dark-skies routes that connect night sky viewing sites (e.g., Paonia River Park, Town Park, Apple Valley Park, Volunteer Park, etc.) and that offer maps, signs, and other amenities for sharing information about the local night sky.</li> </ul> | <p><b>Lead:</b></p> <ul style="list-style-type: none"> <li>Dark Skies Paonia</li> </ul> <p><b>Potential Partners:</b></p> <ul style="list-style-type: none"> <li>Town</li> <li>Local Volunteers &amp; Advocates</li> </ul> | <p><b>Available:</b></p> <ul style="list-style-type: none"> <li><b>Funding</b> <ul style="list-style-type: none"> <li>State and private grant programs.</li> <li>Town's General Fund and/or Conservation Trust Fund.</li> </ul> </li> <li><b>Jurisdiction/Reg. Authority</b> <ul style="list-style-type: none"> <li>Town has authority to make improvements to town-owned properties.</li> </ul> </li> <li><b>Collaboration/Partnerships</b> <ul style="list-style-type: none"> <li>Opportunity for collaboration between Dark Skies Paonia and the town on dark-skies projects.</li> </ul> </li> </ul> <p><b>Needed:</b></p> <ul style="list-style-type: none"> <li><b>Staff Time</b> <ul style="list-style-type: none"> <li>To assist with dark-skies projects.</li> <li>On-going upkeep of dark-skies amenities.</li> </ul> </li> <li><b>Outside Support/Expertise</b> <ul style="list-style-type: none"> <li>Consultant, contractor, and/or volunteers to lead and/or assist with the implementation of dark-skies projects.</li> </ul> </li> <li><b>Funding</b> <ul style="list-style-type: none"> <li>Funding for the implementation of dark-skies projects.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>Number of dark-skies projects implemented.</li> <li>Number of outdoor lights redesigned and/or retrofitted to be dark-sky friendly.</li> <li>Reduced light pollution from the town's parks and recreation amenities.</li> <li>Establishment of dark-skies routes.</li> <li>Installation of maps, signs, and other amenities that share information about Paonia's night sky.</li> <li>Increasing number of people getting out to enjoy Paonia's night sky.</li> <li>Number of measures in place to protect Paonia's night sky.</li> </ul> |

Sincerely,

Aaron

Aaron Watson

[Dark Skies Paonia](#)

970-534-5550

[aaronedwatson@gmail.com](mailto:aaronedwatson@gmail.com)

# FW: Attention Comprehensive Planning Team

Inbox

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**Paonia**

12:19 P  
M (7  
hours  
ago)

to me

**Ruben Santiago,**  
*Deputy Clerk / CIW Associate*  
 P : (970) 527-4101  
 F : (970) 527-4102  
 E : [RubenS@townofpaonia.com](mailto:RubenS@townofpaonia.com)  
 214 Grand Ave.  
 Paonia, CO 81428  
<https://townofpaonia.colorado.gov/>

**From:** Matthew Bixler Eland <[eland.matthew@gmail.com](mailto:eland.matthew@gmail.com)>  
**Sent:** Sunday, June 2, 2024 1:07 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Cc:** [darksbiespaonia@gmail.com](mailto:darksbiespaonia@gmail.com); [info@chc4you.org](mailto:info@chc4you.org); [info@theconservationcenter.org](mailto:info@theconservationcenter.org); Colorado Farm & Food Alliance <[mailbox@colofarmfood.org](mailto:mailbox@colofarmfood.org)>  
**Subject:** Attention Comprehensive Planning Team

Hello!

My name is Matt Eland, and I live at 907 3rd Street, Paonia. I am reaching out to provide several comments and suggestions about the comprehensive town planning underway. Thank you for your time and consideration!

As we collectively journey into a novel era of uncertainty (climate, economic, political, global war, etc.), a natural response will be for people to begin to think about self (or family) preservation. At times, this myopic view, while pertinent for managing short-term crises, can be at the expense of the larger, community-level picture. As a part of the governing body of people for Paonia, I challenge the team to think beyond the short term and consider long-term, collective management policies.

Protection and stewardship of our community's shared resources should be the highest priority within the comprehensive planning for the future of this area, with water resource management being one of the topmost concerns in the arid American Southwest. I commend the current town administrative staff for their commitment to securing and improving our water supply. I would like to suggest that this stewardship initiative be extended towards strengthening the working relationships with the federal agencies in charge of managing the lands where our water sources are located. There should be no "surprises" within a well-integrated water management plan between all the stakeholders.

Furthermore, the town should consider taking a formal stance on preventing the expansion, encroachment, and, if bold enough, the cessation of fracking operations within the North Fork Valley. While not directly impacting the town's primary water sources, pollution of the groundwater supply by fracking operations has a significant and direct impact on those living in the surrounding areas and the health of the area's terrestrial and aquatic wildlife as well as the ability of our organic and biodynamic agricultural, ranching, and viticultural businesses to produce safe, healthy, and local food. ANY fracking activities do not belong in or should be allowed within our region; the risks ARE NOT worth any perceived benefits. If needed, I can readily provide peer-reviewed articles on the dangers of fracking to all life forms.

Continuing the communal, collective considerations, the comprehensive planning team should consider the air and sky. Regarding air quality, its rating is directly impacted by the day-to-day tasks we undertake and the health of our surrounding ecosystem. Healthy and abundant trees help to clean the air and keep the local area cooler. Please continue to promote planting regionally and infrastructure-appropriate trees within the limits of Paonia. There is also compelling evidence that trees regulate the local water cycle, which participates in the regional climatic expression (i.e., precipitation and temperature regulation). I can also happily provide resources on this topic if requested.

On the other hand, the use of chemical dryer sheets is a significant contributor to degrading air quality, which can result in increases in human health conditions (pulmonary, allergic, and neurological) and has been shown to adversely affect an insect's ability to locate and pollinate plants, which directly impacts several of our area's primary economic drivers: agriculture, ranching, viticulture, agrotourism, and outdoor recreation activities. The town should establish a ban on these unnecessarily toxic and detrimental products. While I do not support the heavy-handed use of regulations, when it comes to protecting shared (human and other) foundational natural resources, I do support its use.

Keeping with a similar theme, I strongly support adopting and enforcing the Dark Skies ordinance within town limits. Light pollution can unquestionably negatively influence nocturnal animals and human health and well-being. Paonia has a unique opportunity to become a model for ecological stewardship at the local government level. I challenge the planning team to become stewards for not only the town's current and future human residents but all other living organisms (current and their offspring), calling this area home. Part of what makes Paonia so special is the surrounding natural beauty, but this asset will only remain if we actively advocate for and protect it.



There are many more items relative to developing a harmonious relationship with our surrounding ecosystem (strengthening partnerships with local and regional organizations doing similar work, rain/stormwater management via curb cutting, semipermeable surfaces for improved water infiltration, community composting, etc.) but to start let's focus on the low hanging fruit to move towards creating a healthier, more resilient, ecologically-minded, holistic community.

I love Paonia and the surrounding nature; I only want to see this area protected, nurtured, and regenerated. Please consider my thoughts, concerns, and suggestions when developing the comprehensive town plan. If nothing else, please realize and appreciate that healthy, intact, and well-functioning ecosystems directly correlate to a healthy, happy, thriving community.

Please feel free to reach out with any questions, concerns, comments, or feedback. Attached is a pdf of this letter for your convenience.

Sincerely,  
Matt Eland  
970-209-9724

## Dogs/Cats/Pets

Inbox

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**barbara heck**

Thu, Jun 6, 12:32 PM (6  
days ago)

to me

Greetings,

Wondering if our soon to be master plan has made any regulations to the number of pets a household can have? I sincerely hope that there is a limit of the number of dogs/cats/outdoor animals for homeowners. A neighbor (who lives on 3<sup>rd</sup> St. corner) used to have shelter dogs and now has personal dogs. From morning to late at night the dogs would bark at anyone walking down the sidewalk. We even had 2 neighbors move because of the constant noise. I would hope to see a limit of 2 dogs (except for new borns) per household. Also a limit of cats of 2 (except for new borns) per household – sometimes cat owners forget that neighbors are highly allergic to the animals.

A suggestion that the Town's zoning/regulations be given via the title company when a home sells. Also would like to see hefty fines for junk on property.

Thank you, Barb Heck, 315 Poplar Ave.

Sent from [Mail](#) for Windows

FW: On behalf of Dark Skies Paonia

Inbox  
**Paonia**

Wed,  
May 29,  
1:50 PM

to me

**Ruben Santiago,**  
*Deputy Clerk / CIW Associate*  
P: (970) 527-4101  
F: (970) 527-4102  
E: [RubenS@townofpaonia.com](mailto:RubenS@townofpaonia.com)  
214 Grand Ave.  
Paonia, CO 81428  
<https://townofpaonia.colorado.gov/>

**From:** Robin Arthur <[robin@robiniart.com](mailto:robin@robiniart.com)>  
**Sent:** Wednesday, May 29, 2024 12:58 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** On behalf of Dark Skies Paonia

You don't often get email from [robin@robiniart.com](mailto:robin@robiniart.com). [Learn why this is important](#)

Hi there!

Please forward to the Town's planning team my comments that I support the preservation of Paonia's dark skies and hope that the Milky Way is part of Paonia's Comprehensive Plan draft. There are only a few corners left in the world where people can see The Milky Way, and I hope that Paonia remains one of them.

Best,

**Robin Arthur**  
512-963-4892  
[RobinArthurArt.com](http://RobinArthurArt.com)

*Please note that there are no refunds, exchanges or returns on custom portraits. Robin Arthur (RobiniArt) reserves the right to reuse images of her original artwork and to create derivative works of art therefrom. By commissioning artwork from RobiniArt, customer expressly grants Robin Arthur d/b/a RobiniArt, a worldwide, non-exclusive license to use, publish, reproduce, and sell, any works based on images provided by customer, and agrees that consideration for such license has been received by customer in the form of a discount applied to the price paid by customer for their commissioned artwork.*



-----Original Message-----

From: Kathleen Howe <[kehauhowe@gmail.com](mailto:kehauhowe@gmail.com)>

Sent: Wednesday, May 29, 2024 12:38 PM

To: Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

Subject:

You don't often get email from [kehauhowe@gmail.com](mailto:kehauhowe@gmail.com). Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

Dear Town of Paonia and Board of Trustees,

Being able to see the stars at night is a humbling and mind-expanding experience, one that we need as humans. The night sky allows us to see what our place is in this vast universe. For centuries people and animals have relied on the the night sky for navigation. In this increasingly confusing world, we need the night sky more than ever. I would ask that the Town of Paonia:

Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.

Thank you.

Sincerely,  
Kathleen Howe  
Dorris Ave., Paonia

**From:** Andrea Lecos <[adlecos@gmail.com](mailto:adlecos@gmail.com)>

**Sent:** Wednesday, May 29, 2024 1:52 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Dark skies

You don't often get email from [adlecos@gmail.com](mailto:adlecos@gmail.com). [Learn why this is important](#)

Hello,

Please put this on record (and follow up with action!) to add the preservation of Night Skies to the Paonia development plan.

Best

Andrea Lecos

**From:** greg thompson <[teamthompson1@hotmail.com](mailto:teamthompson1@hotmail.com)>

**Sent:** Thursday, May 16, 2024 9:39 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** planning process--Dark Skies

You don't often get email from [teamthompson1@hotmail.com](mailto:teamthompson1@hotmail.com). [Learn why this is important](#)

Thank you for the invitation to comment:

My comment relates to the importance of including in the Paonia plan the value of promoting dark skies in the Paonia area. At a time when getting back to nature and treasuring "humanity" are goals for the planet, Paonia could be seen as a leader in this effort. Please include in Paonia's plan a goal to preserve our area's dark skies.

Thank you,

Greg Thompson

**From:** marta sanchez <[sanchez.chacon.marta@gmail.com](mailto:sanchez.chacon.marta@gmail.com)>

**Sent:** Wednesday, May 15, 2024 10:44 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Preservation of Paonia's Dark Skies

You don't often get email from [sanchez.chacon.marta@gmail.com](mailto:sanchez.chacon.marta@gmail.com). [Learn why this is important](#)

**Dear Planning Team,**

**Preservation of Paonia's Dark Skies is crucial** and needs to be included in the plan.

It is extremely impactful and beneficial to include the following action item in the draft:

**Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**

Hope you know that over 80% of people living in the United States cannot see the Milky Way from where they live because of too much artificial light at night, and this not only ruins the view of the night sky, but **has serious and harmful impacts on human, wildlife, and ecosystem health.**

Looking forward to see this is the draft for the Benefit of All,

Best regards,

M

MARTA SANCHEZ

CO-FOUNDER

---

INTEGRAL PATHWAYS

**WATER IS LIFE**  
P E A C E, J O Y & F R E E D O M

THROUGH INTEGRAL PATHWAYS, WE AIM TO BENEFIT THE LOCAL AND GLOBAL ECOSYSTEM BY PROVIDING CONSULTATION, DESIGN AND IMPLEMENTATION OF WATER HARVESTING SYSTEMS, PLANTING STRATEGIES AND HOLISTIC LIVESTOCK MANAGEMENT. WE AFFIRM TO INSPIRE OTHERS TO ACCESS ABUNDANCE, GRATITUDE AND HOPE FOR THE HEALTH AND WELLNESS OF EARTH.



-----Original Message-----

From: [elizabethyaari.com](mailto:elizabethyaari.com) <[elizabeth@elizabethyaari.com](mailto:elizabeth@elizabethyaari.com)>

Sent: Wednesday, May 15, 2024 8:56 PM

To: Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

Subject: Paonia C Plan

[You don't often get email from [elizabeth@elizabethyaari.com](mailto:elizabeth@elizabethyaari.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi,

I am very much opposed to annexing more land into the town and opposed to development on the entrances to Paonia. This will mean more traffic and more people.

Paonia is just the right size for folks to recognize many familiar faces on the street. If you increase people over 1500 this familiarity is lost according to Adam Brock (Change Here Now)

Please help preserve Paonia as it exists now. It's a step towards our evolution and will maintain the town's stability, safety and charm.

Thank you,

Elizabeth Yaari

Elizabeth Yaari

<http://www.elizabethyaari.com/>

(631) 935 2212 c

**From:** bobby riggs <[flappinghawk@yahoo.com](mailto:flappinghawk@yahoo.com)>

**Sent:** Wednesday, May 15, 2024 2:26 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Comprehensive plan

You don't often get email from [flappinghawk@yahoo.com](mailto:flappinghawk@yahoo.com). [Learn why this is important](#)

I want to express to the Comprehensive Planning Team that I urge them to do all they can to regulate (at the very least, tax) short term rentals. They are a big part of the reason that housing costs are beyond the means of working class people. Let's do what we can to allow the children growing up here to stay here!

Also, I urge them to do all they can to protect our night skies from light pollution!

Thank you,

Bobby Riggs

**From:** Flower <[flowerofzion@protonmail.com](mailto:flowerofzion@protonmail.com)>

**Sent:** Wednesday, May 15, 2024 11:13 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** please include

You don't often get email from [flowerofzion@protonmail.com](mailto:flowerofzion@protonmail.com). [Learn why this is important](#)

Hello Fellow Paonia People~

I hope you will change the final draft and add in MORE ABOUT THE PRECIOUSNESS and IMPORTANCE OF THE NIGHT SKY. There are so many reasons, as I know some have written to you about and I have myself written you, why it's best in express in writing in the Master Town Plan, our awareness of the Night.

We need to keep the Night dark. The dark is sacred. It's when the air cleans itself. It's when many many species come to Life. The darkness is when we sleep. We regenerate our cells and replenish our strength when we can sleep. The darkness is when the birds migrate. It is when we can see the stars and the moon shine.

You are aware that light pollution is a global issue. It's getting worse with the transition to LED lights. The wattage conversion of an old incandescent 40w bulb is 6-9 watts in an LED. This isn't known or shared enough and it's having dire consequences. WE CAN CHANGE THIS. WE can help.

Adding more of the intelligent lighting practices into the COMPREHENSIVE MASTER PLAN is crucial.

Paonia is a leader when it comes to ways of living in a more harmonious relationship with the Earth. We will continue to nurture the world with all of the visitors who come here to learn more about ways and to experience a healthier way of Living in this Life. Showing that we acknowledge the intelligence of the cosmos, and our place in it, with both Day and Night, Light and Dark, is important. It brings a greater respect to everything. It can also help us love the darkness that exists even within us.

Thanks, Namaste'

Melisa Brady

Paonia, CO

**From:** Bryant Mason <[bryantm25@gmail.com](mailto:bryantm25@gmail.com)>  
**Sent:** Wednesday, May 15, 2024 9:35 AM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Comment for Paonia Comprehensive Plan

You don't often get email from [bryantm25@gmail.com](mailto:bryantm25@gmail.com). [Learn why this is important](#)

Comprehensive Planning Team,

I'd like to offer encouragement to include a very important item in the draft of the Comprehensive Plan.

Myself and many of my local Paonia residents would love a piece of the plan to include **preservation of Paonia's natural night skies.**

As suggested by *Dark Skies Paonia*, please include the following in the plan:

*Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.*

Thanks for your consideration and work,

Bryant Mason



**From:** Viva Kellogg <[viva8686@gmail.com](mailto:viva8686@gmail.com)>  
**Sent:** Wednesday, May 15, 2024 9:05 AM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Dark Skies Support for Paonia's Comprehensive Plan

You don't often get email from [viva8686@gmail.com](mailto:viva8686@gmail.com). [Learn why this is important](#)

I support **Preservation of Paonia's Natural Night Skies** as an important action that needs to be included in the Paonia Comprehensive Plan draft. I greatly value all the efforts to create a Dark Skies Community in Paonia.

When I take our dog outside just before bed, I love looking into the skies to see the amazing beauty up there. I enjoy watching the moon stages during the month and special events like comets. If we have this language in the Plan, it will encourage the Town and its residents to take constructive measures to allow all of us the joy of seeing the great universe in the skies.

I support including the following language in the Paonia Comprehensive Plan draft:

**Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**

Viva Kellogg, 218 Minnesota Ave, Paonia, CO 81428

**From:** Royce Carlson <[roycenita@gmail.com](mailto:roycenita@gmail.com)>

**Sent:** Wednesday, May 15, 2024 9:07 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Dark skies

You don't often get email from [roycenita@gmail.com](mailto:roycenita@gmail.com). [Learn why this is important](#)

I encourage the town of Paonia to strive for necessary measures that will preserve our dark skies. Thank you!

Juanita Hull-Carlson, 17417 Farmer's Mine Rd.

**From:** Scott Kellogg <[gtpinc@msn.com](mailto:gtpinc@msn.com)>  
**Sent:** Wednesday, May 15, 2024 8:18 AM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Dark Skies add to Comprehensive plan

You don't often get email from [gtpinc@msn.com](mailto:gtpinc@msn.com). [Learn why this is important](#)

I agree with adding the following addition to the new town comprehensive plan.

**"Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction"**

Thank you, Scott Kellogg  
218 Minnesota Ave, Paonia

**From:** Susan Urquhart <[teaspoon15.su@gmail.com](mailto:teaspoon15.su@gmail.com)>

**Sent:** Wednesday, May 15, 2024 8:18 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** dark skies

You don't often get email from [teaspoon15.su@gmail.com](mailto:teaspoon15.su@gmail.com). [Learn why this is important](#)

**Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**



**From:** Paul Rakestraw <[pdrstraw@gmail.com](mailto:pdrstraw@gmail.com)>

**Sent:** Wednesday, May 15, 2024 7:50 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Comprehensive plan

You don't often get email from [pdrstraw@gmail.com](mailto:pdrstraw@gmail.com). [Learn why this is important](#)

Dear Town Leaders,

I applaud you for your work in developing a Comprehensive Plan for our lovely town.

In your planning, I very much want to support the improvements to our streets and infrastructure, affordable housing, and the preservation of Paonia's natural night skies. The dark skies can be easily maintained by responsible lighting practices of both public and private lighting to include hooded, downward projection lighting. The lights at many intersections (including the one at my corner of 3rd St and Box Elder, which was replaced just a year or two ago) are still not hooded enough to eliminate harsh glow.

Thanks so much for your consideration in these matters.

Regards,

Paul Rakestraw

502 3rd St.

Paonia, CO

**From:** Levitie Danielle <[levitie@levitie.com](mailto:levitie@levitie.com)>

**Sent:** Wednesday, May 15, 2024 8:02 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Preserve Paonia's Night Skies

You don't often get email from [levitie@levitie.com](mailto:levitie@levitie.com). [Learn why this is important](#)

Hello,

I'm a homeowner here in town (508 box elder Ave). And I'd like to request that preservation of Paonia's dark skies and responsible lighting practices be included in the town master plan. This was a major draw for me to purchasing a home here. And it would be a loss to current residents but also future generations if our night skies are not preserved. In addition to preserving the visibility of our stars, this is crucial for maintaining circadian rhythms, and solid rest for the people and animals that live within town limits.

Please include the following guidelines in the town master plan:

**Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**

With presence,

Levitie Danielle

Facilitating transformation + healing to transform our world.

<http://levitie.com>

**From:** Soma Thomas Hunter <[tshunter@emnet.org](mailto:tshunter@emnet.org)>

**Sent:** Tuesday, May 14, 2024 7:03 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Preservation of Paonia's Natural Night Skies proposal before the Town Meeting

You don't often get email from [tshunter@emnet.org](mailto:tshunter@emnet.org). [Learn why this is important](#)

I have been a resident of Paonia for three years now and I support any and all measures proposed here to limit further public and private uses of night lighting according to its guidelines.

Soma Hunter

41397 Omega Road, Paonia, CO 81428

phone 970-232-8872

**From:** L E Z <[leshall@gmail.com](mailto:leshall@gmail.com)>  
**Sent:** Tuesday, May 14, 2024 9:54 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** The Paonia Comprehensive Plan

You don't often get email from [leshall@gmail.com](mailto:leshall@gmail.com). [Learn why this is important](#)

Dear Planning Team,

I beg of you to seriously consider Panoia's fabulous night skies as you near completion of your draft. I live high on Fire Mountain and nothing spoils a moonlit view more than bright lights and illuminated signs.

Obviously we do not have any seals nearby, but many birds and moths and other creatures rely on their observation of the Milky Way to guide them as they take a nocturnal stroll.

I'm not a rabid anti-lighting person but these days there are many, efficient designs that allow low, but more than adequate, light to guide the denizens of our lovely town.

Back slaps all round to all of you who have worked hard on this important document.

Best wishes, Leslie Hall.

“Words are easy, like the wind; faithful friends are hard to find.”

*Shakespeare*



**From:** Cedar <[notjuniper@gmail.com](mailto:notjuniper@gmail.com)>  
**Sent:** Tuesday, May 14, 2024 7:35 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Preserve our dark skies

You don't often get email from [notjuniper@gmail.com](mailto:notjuniper@gmail.com). [Learn why this is important](#)

Dear Town of Paonia,

It is so important to maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices.

This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.

Over 80% of people living in the United States cannot see the Milky Way from where they live because of too much artificial light at night, and this not only ruins the view of the night sky, but has serious and harmful impacts on human, wildlife, and ecosystem health. Don't let this opportunity to preserve Paonia's naturally dark night skies slip away. This is your chance to make the healthy & responsible choices for our town and surrounding areas

Dear Planning team - the Preservation of Paonia's Dark Skies is crucial and needs to be included in the plan.

Sincerely,

***H. Cedar Keshet, ME technology***

[notjuniper@gmail.com](mailto:notjuniper@gmail.com)

**From:** mary Cain <[marypc57@hotmail.com](mailto:marypc57@hotmail.com)>

**Sent:** Tuesday, May 14, 2024 7:55 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Cc:** [darkskiespaonia@gmail.com](mailto:darkskiespaonia@gmail.com)

**Subject:** Dark Night sky's

You don't often get email from [marypc57@hotmail.com](mailto:marypc57@hotmail.com). [Learn why this is important](#)

May 14 2024

To the Comprehensive planning team:

Please include dark skies initiative into your plan! We have an exceptional opportunity to preserve a precious resource that is linked to the well being of the natural environment as well as the sanity that deep rest brings to people. Our modern world is mostly sleep deprived and light pollution plays an important roll in this situation. The earth is quickly loosing dark places. Imagine if we take this initiative seriously we could be a dark sky destination.

I am deeply grateful for your service to our community and consideration of my (our) request.

Respectfully,

Mary Cain

Get [Outlook for iOS](#)

**From:** kristin osmar <[kristin.osmar@gmail.com](mailto:kristin.osmar@gmail.com)>

**Sent:** Tuesday, May 14, 2024 9:28 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Dark Skies

You don't often get email from [kristin.osmar@gmail.com](mailto:kristin.osmar@gmail.com). [Learn why this is important](#)

Please include Paonia Dark Skies recommendations in your town planning. When I go out my door at night in order to see any stars at all I have to block, with one arm, my next door neighbor's little and very bright solar lights, and with the other arm I block the porch lights of neighbors across the alley and others over a block away. Then there is the Bus Barn's big bright white light. To sleep, I have to put special coverings on my bedroom windows, because all of the light comes into my bedroom.

All of this night lighting is disturbing to me, and I can only imagine how confusing and disturbing it is to birds and other wildlife.

Thank you for your consideration.

Kristin Osmar

-----Original Message-----

From: Tara Miller Claywork <[paoniapottery@gmail.com](mailto:paoniapottery@gmail.com)>

Sent: Tuesday, May 14, 2024 8:32 PM

To: Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

Subject: Comprehensive planning team

[You don't often get email from [paoniapottery@gmail.com](mailto:paoniapottery@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I urge you to consider light pollution and the possibility of dark skies in your planning process. Being able to see and appreciate the night sky full of stars it's a human birthright. So many places in the world now have lost this right. Let's be smart and keep it here in Paonia.

Thank you for your consideration,

Sincerely,

Tara Miller

PS I live on Lamborn Mesa only a mile from Paonia, so Paonia's light pollution affects me directly.

Sent from my iPhone

...



**From:** Jim Brett <[jmbimagery@icloud.com](mailto:jmbimagery@icloud.com)>

**Sent:** Tuesday, May 14, 2024 4:42 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Comprehensive Planning Team - Preserving Paonia's Natural Night Skies

You don't often get email from [jmbimagery@icloud.com](mailto:jmbimagery@icloud.com). [Learn why this is important](#)

Preservation of Paonia's Dark Skies is crucial and needs to be included in the Paonia Comprehensive Plan.

It is important to maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction. Please collaborate with Dark Skies Paonia ([darkskiespaonia@gmail.com](mailto:darkskiespaonia@gmail.com)) to preserve the natural night skies.

Thank you,  
Jim Brett  
1899 Hawks Haven

**From:** Onamission <[truthonamission@proton.me](mailto:truthonamission@proton.me)>  
**Sent:** Tuesday, May 14, 2024 5:29 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Preservation of Paonia's Natural Night Skies

You don't often get email from [truthonamission@proton.me](mailto:truthonamission@proton.me). [Learn why this is important](#)

To the Comprehensive Planning Team:

Preservation of Paonia's Natural Night Skies is an important action and needs to be included in the plan. I am asking that the draft include the following action item:

Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.

Over 80% of people living in the United States cannot see the Milky Way from where they live because of too much artificial light at night, and this not only ruins the view of the night sky, but has serious and harmful impacts on human, wildlife, and ecosystem health.

Please preserve the natural beauty of Paonia's night skies by including this item in the plan.

Thank you!

K Coughlan

**From:** Western Tanager <[blue.bark.forrest@gmail.com](mailto:blue.bark.forrest@gmail.com)>  
**Sent:** Tuesday, May 14, 2024 3:50 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Cc:** Aaron Watson <[aaronedwatson@gmail.com](mailto:aaronedwatson@gmail.com)>; lyn howe <[lynhowe1946@yahoo.com](mailto:lynhowe1946@yahoo.com)>  
**Subject:** Paonia Comprehensive Plan Draft - Dark Skies

You don't often get email from [blue.bark.forrest@gmail.com](mailto:blue.bark.forrest@gmail.com). [Learn why this is important](#)

Dear Town of Paonia,

Of all of the things that need to be prioritized as Number 1 is the preservation of dark skies (natural darkness) for our own health and the health of all of the wildlife, bird migration and just in general. We don't need to light up the world just because we can. We need natural practices and this is one of them. It's very important that the Town of Paonia work with construction companies and let them know of our Dark Sky practices and that we enforce them. Thank you so much for your consideration. We are so fortunate to have the Dark Skies movement here and for their hard work. This is an awesome place.

Thank you.

May Trumble  
Paonia, Co 91428

I support this statement and would like it to be included in the Paonia Comprehensive Plan Draft.

**Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**

**From:** Brian Jacobs <[emailforbrianj@gmail.com](mailto:emailforbrianj@gmail.com)>

**Sent:** Tuesday, May 14, 2024 3:55 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Preserving Dark Skies

You don't often get email from [emailforbrianj@gmail.com](mailto:emailforbrianj@gmail.com). [Learn why this is important](#)

Please hear: Preserving our precious dark skies is IMPORTANT!

And, it's a very simple thing to do.

Our enjoyment. Our connection to nature.

Animals, and plants too, need darkness.

Dark skies are a tourist draw.

Please, please help preserve this precious resource!

So simple.

--

Brian Jacobs

Up Fire Mountain Road,

Paonia



**From:** Randall Gillette <[randall.gillette@gmail.com](mailto:randall.gillette@gmail.com)>

**Sent:** Tuesday, May 14, 2024 3:59 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Public Comment - Dark Skies

You don't often get email from [randall.gillette@gmail.com](mailto:randall.gillette@gmail.com). [Learn why this is important](#)

Hello Comprehensive Planning Team,

Thank you for the enormous effort to complete this new plan and for the opportunity to comment.

As a board member for the Dark Skies Paonia organization, I really appreciate the mention of the importance of our nighttime skies for all of us to enjoy. We are on the cusp of International Dark Sky certification after more than five years of diligent effort from our organization and the Town of Paonia. This will really be a feather in the cap of our town and something to promote to visitors.

It would be great if there was a bit more mention of the Town of Paonia vision for preserving, and improving, the darkness of our night skies through the mechanism of the Town Lighting Ordinance passed in July 2022.

We are presently gifted with this incredible resource, but it can deteriorate at an alarming rate should we not step in to preserve it. In my view, it stands shoulder to shoulder with other resources that we all collectively share, such as a healthy watershed and ecosystems, rural landscapes and surrounding mountains.

Through responsible lighting practices we can achieve our collective goal of preserving the beauty of our night sky.

Thanks again for your efforts and for reading my comment.

Sincerely,

Randall Gillette

Vice President, Dark Skies Paonia

**From:** Jeff Thompson <[jtinthemtns@gmail.com](mailto:jtinthemtns@gmail.com)>  
**Sent:** Tuesday, May 14, 2024 3:37 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Paonia Comprehensive Plan

You don't often get email from [jtinthemtns@gmail.com](mailto:jtinthemtns@gmail.com). [Learn why this is important](#)

To the Town of Paonia and the Comprehensive Planning Team,

I am writing to ask that the **preservation of Paonia's natural night skies** be included in the language and as a goal of the town's comprehensive plan.

Please include the following language from Dark Skies Paonia in the plan:

"Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction."

Thank you for including this important consideration in the update to the town comprehensive plan.

Sincerely,

Jeff Thompson  
315 Box Elder Ave, Paonia

**From:** Ruston Barczy <[jrustonb@gmail.com](mailto:jrustonb@gmail.com)>

**Sent:** Tuesday, May 14, 2024 3:34 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Natural Night Skies Paonia

You don't often get email from [jrustonb@gmail.com](mailto:jrustonb@gmail.com). [Learn why this is important](#)

Hello,

Please please please consider putting our Night time skies in our comprehensive plan!  
it is utmost important! Thank you

James Ruston Barczy

**From:** Nancy Wicks <[njwicks2013@gmail.com](mailto:njwicks2013@gmail.com)>

**Sent:** Tuesday, May 14, 2024 3:17 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Natural Night Skies

You don't often get email from [njwicks2013@gmail.com](mailto:njwicks2013@gmail.com). [Learn why this is important](#)

Dear Comprehensive Planning Team

Please make sure to preserve Paonia's Dark Skies.

I just moved to Paonia in January of 2023 and I love it! Being able to see the Milky Way from my home across from the Apple Valley Park is a real joy. I lived on a farm 10 miles outside of Crested Butte for nearly 30 years and never thought twice about seeing the stars. I wasn't so fortunate when I moved to Gunnison for the year of 2022. I was so happy to be able to see the stars when I moved to Paonia. Please keep this special treasure available for generations to come.

Thank you for all you do to keep Paonia a very special place to call home.

With much appreciation,

Nancy Wicks

2 Pan American Ave

Paonia



**From:** Lynn Mattingly <[ldmqilt@gmail.com](mailto:ldmqilt@gmail.com)>  
**Sent:** Tuesday, May 14, 2024 2:09 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** in support of Dark Skies

You don't often get email from [ldmqilt@gmail.com](mailto:ldmqilt@gmail.com). [Learn why this is important](#)

My name is Lynn Mattingly. I live just out of town, a mile up Pitkin Mesa.

Please include the following language in the Comprehensive Plan for Paonia and area

**Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**

**Creating and maintaining dark skies should be a priority for our town and county government.**

thank you

**Lynn Mattingly**

-----Original Message-----

From: Lauren <[laurenziccardi@gmail.com](mailto:laurenziccardi@gmail.com)>

Sent: Tuesday, May 14, 2024 1:41 PM

To: Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

Subject: Preserve paonia night sky

[You don't often get email from [laurenziccardi@gmail.com](mailto:laurenziccardi@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello, I live in town and have just recently had my first child. When my nephews and nieces come to visit, it is their first time ever being able to see the Milky Way. This is such a special place for our children to grow up and see the night sky, especially when there are many places in Colorado where you cannot. Please help preserve our night sky.

have a great day!

...

[Message clipped] [View entire message](#)

**From:** Christine Palafox <[palafox.caqb@gmail.com](mailto:palafox.caqb@gmail.com)>

**Sent:** Tuesday, May 14, 2024 1:35 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** RE: Comprehensive Plan

You don't often get email from [palafox.caqb@gmail.com](mailto:palafox.caqb@gmail.com). [Learn why this is important](#)

Hello,

Please include Preserving the Natural Night Sky in the town plan. It's important--very important!

Thank you,\

Christine Palafox

Graceful Change Energy Medicine

[www.gracefulchangeem.com](http://www.gracefulchangeem.com)

[www.ITEAplus.com](http://www.ITEAplus.com)

"We're all just walking each other home."

**From:** Janice Thorup <[janice.thorup@gmail.com](mailto:janice.thorup@gmail.com)>

**Sent:** Tuesday, May 14, 2024 1:14 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Night skies

You don't often get email from [janice.thorup@gmail.com](mailto:janice.thorup@gmail.com). [Learn why this is important](#)

Please add preservation of our naturally dark skies to the Paonia Comprehensive Plan. It matters to our quality of life here.



**From:** [elizabethyaari.com](mailto:elizabethyaari.com) <[elizabeth@elizabethyaari.com](mailto:elizabeth@elizabethyaari.com)>  
**Sent:** Tuesday, May 14, 2024 1:09 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Natural Light STR Animals

You don't often get email from [elizabeth@elizabethyaari.com](mailto:elizabeth@elizabethyaari.com). [Learn why this is important](#)

Comprehensive Planning team,

Preservation of Paonia's natural night skies is an important action and needs to be included in the plan.

Please make the vacant lot opposite the library a seven layered food forest for the town.

Please only allow residents residing in Paonia to be able to get one of the 30 permits for short term rental.

Please maintain the animal corridors by thinking of the animals first.

Thank you for all the hard work you are doing.

Elizabeth Yaari 

**From:** [carolyn@carolynringo.com](mailto:carolyn@carolynringo.com) <[carolyn@carolynringo.com](mailto:carolyn@carolynringo.com)>  
**Sent:** Tuesday, May 14, 2024 12:36 PM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Preservation of the Night Skies

You don't often get email from [carolyn@carolynringo.com](mailto:carolyn@carolynringo.com). [Learn why this is important](#)

To the Planning Team:

It is essential that Paonia maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.

Please include this in the plan for our future and the future of wildlife.

Carolyn Ringo  
338 Main  
Paonia, CO

**From:** Stephanie LaT. <[stephlat888@gmail.com](mailto:stephlat888@gmail.com)>

**Sent:** Tuesday, May 14, 2024 12:48 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** The Night Skies

You don't often get email from [stephlat888@gmail.com](mailto:stephlat888@gmail.com). [Learn why this is important](#)

Hi,

I think the preservation of Paonia's natural skies is so important. I owned a business here years ago and at planning meetings to create more tourism, which is people just visiting and supporting our local businesses, we always brought up the dark night skies. They are an attraction for people that live in cities with constant light.

Also, I am learning about how lights affect birds and bird migrations. Everyone at the end of my street use a red light for our outside light which works better for birds.

So, I hope the Comprehensive Planning Team will incorporate changes for the lights in Paonia.

Thanks,

Stephanie LaTourette

**From:** Margaret Doherty <[margaretrosedoherty@gmail.com](mailto:margaretrosedoherty@gmail.com)>

**Sent:** Tuesday, May 14, 2024 12:55 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Comprehensive Plan

You don't often get email from [margaretrosedoherty@gmail.com](mailto:margaretrosedoherty@gmail.com). [Learn why this is important](#)

Hi,

The Comprehensive Plan must include the ***Preservation of Paonia's Natural Night Skies*** as an important policy.

Thank you,

Margaret and Todd Doherty

817 3rd Street

Paonia, CO

(970) 730-9280



**From:** Diane Sylvain <[dianesy155@gmail.com](mailto:dianesy155@gmail.com)>

**Sent:** Tuesday, May 14, 2024 1:03 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** PLEASE save our dark night skies!

You don't often get email from [dianesy155@gmail.com](mailto:dianesy155@gmail.com). [Learn why this is important](#)

Just a quit note: The beautiful dark night skies in the North Fork Valley are one of the reasons I moved here back in the '90s. I cannot tell you how much they mean to me; I resolved, when I was a kid, that I never wanted to live in a place where I couldn't see the Milky Way on a clear night. I've seen other beautiful skies get polluted by glaring lights and I do not want that to ever happen to Paonia. Truth be told, going out before sunrise and after sunset to track Comet Neowise kept me sane during the pandemic; even when I was a bit laid up with sciatica, I could go out and find a spot where I could watch the comet, and track the four largest moons of Jupiter with my binoculars. Our dark skies are irreplaceable, so please, please, do not neglect them in any planning.

Thank you for your time, and all your hard work.

Diane Sylvain

328 Orchard

Paonia

**From:** James Norris-Weyers <[jamesweyers@gmail.com](mailto:jamesweyers@gmail.com)>  
**Sent:** Tuesday, May 14, 2024 11:57 AM  
**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>  
**Subject:** Comments on Paonia Comprehensive Plan

You don't often get email from [jamesweyers@gmail.com](mailto:jamesweyers@gmail.com). [Learn why this is important](#)

**Land Use, Infrastructure and Parks Recreation and Trails**

- no clear mention of cycling (cyclability) in these sections.
  
- I would like to see cycling interwoven into the other sections and not just in Transportation. In particular, the Jumbo Mountain Bike network should have a special mention in the Parks and Rec section as something we value, protect and enhance.
  
- In Land Use (and Infrastructure) - Greenways for biking between neighboring towns, and around town, should be a consideration during any new planning/development projects.

**Dark Skies Paonia:**

- I support the inclusion of a line; "Preservation of Paonia's Natural Night Skies - Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction."

\_\_\_\_\_

Thank you for the time and effort that has clearly gone into this work so far.

**From:** Rand Kokernot <[kokeryes@gmail.com](mailto:kokeryes@gmail.com)>

**Sent:** Tuesday, May 14, 2024 11:47 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Preservation of dark skies

You don't often get email from [kokeryes@gmail.com](mailto:kokeryes@gmail.com). [Learn why this is important](#)

**I am writing to ask the comprehensive planning team to include the preservation of Paonia's night skies in its draft plan.** The pristine dark skies here are an asset that if lost, will not come back.

**I ask that the plan include the preservation of natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**

Thank You,

rand kokernot

13868 runzel gulch rd.

Hotchkiss, co., 81419

-----Original Message-----

From: Trudy Welty <[weltyappointments@gmail.com](mailto:weltyappointments@gmail.com)>

Sent: Tuesday, May 14, 2024 11:40 AM

To: Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

Subject: Dark skies. Preservation

[You don't often get email from [weltyappointments@gmail.com](mailto:weltyappointments@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear planners,

Please make sure to include maintaining the dark skies in Paonia in the comprehensive plan I put forth a request to include responsible, lighting, and maintenance within the city and also to help into the future with developments and awareness of how important it is to preserve the night sky and this precious valley of the North Fork. Thank you for your consideration Trudy Welty.

Sent from my iPhone

...



-----Original Message-----

From: Sharon Kime <[sharonkime@gmail.com](mailto:sharonkime@gmail.com)>

Sent: Tuesday, May 14, 2024 11:23 AM

To: Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

Subject: Paonia Comprehensive Plan

[You don't often get email from [sharonkime@gmail.com](mailto:sharonkime@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

I'm writing in support of Dark Skies Paonia. Please include the Preservation of Paonia's Natural Light Skies in the Paonia Comprehensive Plan. We have an opportunity to preserve something unique here in the North Fork Valley. Keeping our natural light is important for our own health as well as the wildlife surrounding us. Let's keep it that way.

Thank you,  
Sharon Kime

...

**From:** Geoffrey Levens <[geoffreylevens@gmail.com](mailto:geoffreylevens@gmail.com)>

**Sent:** Tuesday, May 14, 2024 11:15 AM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Comprehensive Plan

You don't often get email from [geoffreylevens@gmail.com](mailto:geoffreylevens@gmail.com). [Learn why this is important](#)

I think it is important that Preservation of Paonia's Natural Night Skies be included in the comprehensive plan for Paonia. A natural darkness at night (or it's lack) has a profound impact on human and animal health.

Thank you

Geoffrey Levens, L.Ac.

446 Vista Drive Apt 13

Paonia 81428

**From:** Aaron Watson <[aaronedwatson@gmail.com](mailto:aaronedwatson@gmail.com)>

**Sent:** Monday, May 13, 2024 5:36 PM

**To:** Paonia <[paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)>

**Subject:** Comprehensive Plan comment

Hello Comprehensive Planning team,

Thanks for the opportunity to comment on the new draft Comprehensive Plan

Thank you for your work on this. I see "dark skies" mentioned once under economic development. Thank you for adding that.

To support the tourism aspect, we really need to include **preserving the natural night** through responsible lighting practices and infrastructure improvements in the plan as well.

The Paonia in Motion plan identified 3 main points for dark skies:

- 1. · Preservation of Paonia’s night sky.
- 2. · Economic Development through Dark-sky Tourism.
- 3. · Dark-sky infrastructure improvements.

Though this Comprehensive Plan draft includes economic development, the preservation of the natural night skies is fundamental and needs to be included as well.

I brought this up at one of the housing meetings on STR and ADUs and several key government officials backed up the need to preserve the natural night. Please include the preservation aspect as well as the economic development aspect in the Plan.

Here's some sample language that can be included in the Plan under "Construction". Perhaps under the "challenges" section.

**Maintain the natural darkness (dark skies) and nighttime view of the stars through responsible lighting practices. This includes new and existing lighting in Town limits, as well as working with developments outside and surrounding the Town to include responsible lighting practices in their construction.**

Happy to answer any questions you may have.

Thanks,

Aaron

Aaron Watson

[Dark Skies Paonia](#)

970-534-5550

[aaronedwatson@gmail.com](mailto:aaronedwatson@gmail.com)

# Comments regarding PRT Master Plan

Inbox

Search for all messages with label Inbox

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**Ben Graves** <benjgraves@gmail.com>

Thu, Apr 18,  
1:11 PM

to me

Dear Board Members-

I have a few general comments regarding Parks, Recreation and Trails in the Paonia Master Plan.

1) I was a facilitator for the Recreation and Tourism table at an early Master Plan Public Meeting. I heard repeatedly from members of the public at my table that Recreation and Tourism are not necessarily in the same category. I also agree with this sentiment. In our Town Planning, recreation should focus on meeting the needs of the current and future residents in our community. If by chance our recreation amenities attract tourists, that is a positive externality. Tourism should really be planned for in the economic development subject area. There are forms of tourism (recreation-based tourism, like mountain biking and hunting) that do contribute significantly to our economy. However for the sake of Town planning in terms of trails, parks and other recreation assets, this should not be done to attract tourists.

2) I was a member of the "Paonia in Motion" task force/subcommittee and worked for over a year with the consultants. This process was somewhat flawed in its roll-out to the board of directors and might be a little off base in the scope of recommendations. However, this document represents the combined work of dozens of community members and hundreds of hours of discussion. I strongly suggest that the Board integrate this document into the Master Plan (or just focus on implementing this plan,) rather than duplicate efforts with additional PRT planning. The recreation community feels "overplanned" and under implemented. Many of the "priority areas" have been community priorities for decades and should be included in the Master Plan. Additionally, the Town should continue to work with community groups and partners to identify and prioritize elements of this plan. The Paonia Skatepark and Paonia Riverpark are perfect examples of collaboration with community groups to increase the capacity of the Town to meet the needs of residents.

Thank you  
Ben Graves  
1004 3rd St.



**lyn howe <lynhowe1946@yahoo.com>**

Sat, Apr 6,  
12:33 PM

to me

I have just looked at the suggested code changes for the town and the changes for Parking are still not addressed properly for businesses. They have added 12 bike spaces = to 1 space but still have 1 car per 3 seats and a sq ft requirement that seems unreasonable for this town. I would like to see this issue as a proposal for the Economic Development part of the plan. I know it is most likely to be addressed on the transportation part but I feel strongly that the present and proposed code hinders new businesses and economic development.

thank you for considering this inclusion

Lyn

Frank Witowski <frankw@deltacountyindependent.com>

Sat, Mar 30,  
5:59 PM

to me, Paonia

This is Frank Witowski from the DCI newspaper. It is a bit confusing on the website under Comprehensive Master Plan day and time and where the meetings are held. Can you provide me that information and perhaps modify it the way it is written with times, etc. to make it easier to understand. Secondly, are there recordings of the meetings. Administrator Stefen Wynn provided me a personal recording of the one from Blue Sage where future land use was discussed.

Thanks

Frank

Marissa Mommaerts <paoniamasterplan@gmail.com>

Sun, Mar 31,  
1:02 PM

to Frank, Paonia

Hi Frank,

Thanks for reaching out, I see what you mean.

The remaining public hearings on the Draft Master Plan elements are all currently scheduled to happen during the regular monthly Planning Commission meetings, the first Wednesday of the month at 5:00pm. This Wednesday, April 3rd we will be discussing the Economic Development element.

I do believe the Planning Commission meetings are hosted on Zoom and recorded. You can find them on this [Youtube page](#). Here is a link to the [March 13th Planning Commission meeting](#) which focused on the Infrastructure & Water element.

Thanks for your interest in the Paonia Comprehensive Plan, and please let me know if you have any additional questions.

All the best,

Marissa Mommaerts

lyn howe <lynhowe1946@yahoo.com>

Sun, Mar 24,  
2:07 PM

to me

I would like to request that the Master Plan explicitly call for the creation of a Water Conservation Program. This should be linked to development, growth and housing (which the planning commission will have input on) also I would recommend that a citizen/trustee advisory committee be formed to brainstorm ideas to bring to the planning commission for developing a water conservation plan and educational component.

Lyn Howe

Allison Elliot <brilliot@gmail.com>

Sun, Mar 24,  
8:28 AM

to me

While I am here, I will raise the question about ADUs and STRs. It seems to me that many locals are living in ADUs that are substandard housing because the STRs are being made available for tourists. How can we address this through the planning process?

-AEE

Allison Elliot <brilliot@gmail.com>

Sun, Mar 24,  
8:25 AM

to me

Hi Marissa, I mentioned this in my break out group and didn't want to forget about it. Also, what is the best email to reach you at?

I am so happy to be in conversation about the future of our community.

AEE

<https://localinvesting.org/>



----- Forwarded message -----  
From: **Robert Orlando** <[livingland1@gmail.com](mailto:livingland1@gmail.com)>  
Date: Sun, Mar 17, 2024 at 12:03 PM  
Subject: FLUM from Bobby and Mary  
To: Calla Ostrander <[callarose@gmail.com](mailto:callarose@gmail.com)>

## Comments on FLUM

### Future Land Use Map

There are 5 acres on 2nd and Lamborn that abut Colorado Ave and the alleyway to the east of Dorris Ave. that we would like to see in the Urban Farmland zone. This is currently agricultural and we would like to see that remain to preserve and continue the agricultural heritage of Paonia. We hope to put that land into an agricultural trust in the future with housing for agricultural workers, a retail outlet for food produced on farm and a training program for new and beginning farmers.

Over the years I have been approached by developers frequently looking to put a road through this farm and build out a neighborhood. This is not in keeping with the character we hope to maintain for the Town with this property. It currently is urban farmland and we would like to see it remain as such.

At the end of 3rd and Dorris, address 225 Dorris, there is a 3.5 acre lot we own that is also currently primarily agricultural and we would like to see this in the Urban Farmland designation. There are no good street front areas here so we dont think its appropriate for mixed use.

We would like to see the Urban Farmland definition explicitly include small commercial or retail and education.

With the regards to the North Fork Trailer Park. We would like to keep this area in affordable, more dense housing and would like to see designation of Mixed use or Urban Neighborhood. We believe Mixed Use could be a better fit because of the access to the highway and the highway frontage this has potential to continue to build out commercial space along the corridor before the bridge out of town.

We are concerned that the FEMA adopted maps being used are out of date. There are more current maps that have not been formally adopted and we are engaged in a campaign to have the current maps formally adopted by FEMA and can use any and all available help to accomplish this. These new maps change the flood zone significantly and would benefit the River Park and surrounding area for future use. An example is the

vacated gravel and concrete plant next to the river park would be able to be an asset to the town and the Park if the new map was adopted by FEMA.

We would like to see the conservation corridor remain along the river but allow the back part of the gravel pit, where the old building currently sits and to the east up to 7th street in Mixed Use.

The land along the north side of 7th street has a 4 inch water main run to it and sewer is in 7th St. and we believe this area could be a good place to develop new neighborhood housing in the future if water taps become available.

624 7th Street on the south side to the North Fork river is currently in agriculture and we would like to see that designation as urban farmland alongside the conservation designation that is along the river.

Just outside of town along Blackbridge Rd and the end of 7th street is currently in urban farmland. We urge the Town to adopt a 3 mile plan that shows this designation for this area and other surrounding areas currently in this use type.

With regards to economic development, statistics show that tourism creates low paying jobs as a rule especially compared to jobs in the medical field. With Paonia's clean water, good local food, dark skies and quiet atmosphere alongside the many non-allopathic practitioners that already reside here we would like to see medical tourism and medical retreat emphasized in economic development alongside agriculture as we believe these two economies work to enhance each other. i.e. healthy local food can be sold to retreat and rehabilitation and retirement facilities and these facilities can bring in people and dollars to the local economy in a way that supports local jobs with higher income and more stability than traditional tourism.

Sent from my iPad

## questions on Master Plan - Land Use / Tourism

Aaron Watson <aaronedwatson@gmail.com>

Mon, Mar 11,  
1:31 PM

to me, Lyn

Hello Paonia Master Plan Team,

Some questions on the Master Plan regarding dark skies.

As I am sure you are aware, the Town Lighting ordinance puts forth a 10 year amortization period after which all lighting within Town limits needs to be in compliance. That will kick in around 2032. How is future lighting development addressed in the Master Plan?

Have areas been identified that have different lighting needs - such as areas where lighting is needed for safety (example after school walking routes), or areas where it should be kept naturally dark (example riparian zones)?

As the 133 corridor grows, this could seriously affect Paonia's dark sky resource. How will this lighting be managed? Will lighting be included in the Hwy 133 development plan?

Also, astrotourism is an emerging trend in sustainable tourism. More and more people can't see the stars from where they live, so they want to go to places like Paonia where the stars can still be seen. A great example is Westcliffe - Colorado's first dark sky community where their astronomical observatory is booked well in advance each year bringing in tourists from all over the world. Astrotourism and protecting the night was identified as a top priority in the Paonia in Motion Master Plan. How will Paonia position itself to account for this resource?

Thanks for your work on drafting the Master Plan. I'd very much appreciate a reply on this and to hear more about plans for including dark skies in the Master Plan.

Thanks,

Aaron

Aaron Watson

[Dark Skies Paonia](#)

970-534-5550

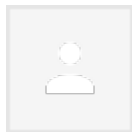
[aaronedwatson@gmail.com](mailto:aaronedwatson@gmail.com)

## Disabled access at Town Park

Inbox

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Anne Wilcox <annew@frii.com>

Wed, Mar 6,  
12:43 PM

to me

I'm not sure in which section of the master plan this fits. Please let me know so I can attend the correct meeting.

My concern is about the lack of handicapped parking and wheelchair access at Town Park. Many people who are in wheelchairs or who cannot walk long distances or across bumpy ground would like to attend many of the events there, especially in the summer, but without handicapped parking spots near the events, or wheelchair access sidewalks, this is difficult or impossible.

I suggest asking people who need this access what they recommend.

Anne Wilcox

108 Meadowbrook Court

720-291-5592



## Paonia Master Plan Comment

### 24.3.9 Dear Paonia Master Plan Team,

Thanks so much for your work on this Master Plan for the Town of Paonia. For the most part I agree with the contents of the draft and applaud your efforts. I would like to address one aspect that appears to be missing, and that is mention of the natural night and the value of dark and starry night skies.

I see that many aspects of the plan are compatible with the natural night and dark sky principles. The culture and quality of life of the Town, the access to nature, and the amazing viewsheds are all mentioned. Dark skies are important for and contribute to many of the characteristics that have been identified in this draft. It is not something that should be omitted. I've seen it again and again where the natural night is not valued or protected and it is lost, in fact, it has happened to over 80% of places in the U.S., and the threat continues to grow, especially in our local area. The Master Plan should specifically state the value of this incredible and ever-more rare dark sky resource to help ensure that we preserve the natural night for now and future generations.

I live on one of the mesas on the outskirts of Paonia and the artificial lights from Paonia are quite noticeable, and hopefully do not get much brighter. One of the best aspects of living here is that we can still see the stars and the Milky Way. This is good not just for people, but also for the ecosystem which relies on the natural cycles of light and dark to exist and thrive. Many native pollinators are nocturnal, and these pollinators are devastated by artificial light at night. As a hub for sustainable agriculture, we should take care of our pollinators as best we can. Also most birds migrate at night and need natural darkness to survive. Riparian areas need natural darkness to be healthy. Virtually all wildlife studied is negatively impacted by artificial light at night.

I serve on the Board of Directors for Dark Skies Paonia. We have been working diligently for over 5 years to bring an International Dark Sky Community certification for the Town of Paonia, and because of our efforts, there is now a comprehensive lighting ordinance enacted by the Town. I have heard from many residents that the view of the night sky is one of the main reasons they have moved here. It is truly a treasured resource.

My main request is to please include dark skies and the natural night as a main vision, value and policy priority in the Master Plan. There are many places where dark skies fits, and I have made some suggestions in bold below, though these are just suggestions and I trust the Master Plan drafters will have the best language to express this. Dark Skies Paonia is the leader in dark sky protection in the North Fork Valley region, and is available to offer expertise as a stakeholder and subject matter expert for this Master Plan.

- It should be mentioned in the "Vision" - **the Town's dark and starry night skies sparkle above, and a view of the Milky Way is visible in many alleys and naturally dark places throughout town.** We are so lucky to have this!
- Under "Values" - Open space, agricultural land, and interconnection with nature **including the natural darkness and nocturnal ecosystem.**
- Under Policies :**POLICY LUF-X: Maintain the natural darkness, (dark skies) and nighttime view of the stars through responsible lighting practices.**
- Key Considerations: Identifying areas **where the nocturnal environment should be protected and/or restored. Also identifying areas where artificial light is needed for safety, and finding responsible lighting solutions where lighting is needed for safety.**

- The Town recently approved a 5-year plan to bring all Town-owned lighting into compliance. It would be in alignment with this lighting plan for the Master Plan to mention this.

Here is a list of news articles in the Delta County Independent documenting Paonia's dedication to protecting the natural night:

- **Delta County Independent**
  - **2024:** [Paonia approves changes in lighting, support letter for finalization of Dark Sky application](#)
  - **2022:** [New state program moves Paonia closer to possible Dark Skies designation](#)
  - **2022:** [Paonia passes ordinance to preserve their natural dark sky from artificial lighting](#)
  - **2021:** [Paonia has a new mural and bench](#)
  - **2020:** [Preserving dark skies in the North Fork Valley](#)
  - **2020:** [Paonia approves dark sky friendly lights](#)
  - **2019:** [Dark sky movement grows](#)

Thank you for considering this comment. I would be happy to have a conversation to talk about this more or and/or to help find the best language to use and where dark skies and preserving the natural night would fit in.

For the night,

Aaron Watson

lyn howe <lynhowe1946@yahoo.com>

Wed, Mar 6,  
10:10 AM

to me

Hi All

Thank you for the well organized meeting last week, I think it went well and having meetings in bite sized pieces for each area of focus is a great approach.

I am asking that you include the following wording to your vision and values statement. Because the town now has a dark sky lighting ordinance (passed almost 2 years ago) and we will soon be an official internationally recognized Dark Sky Town it is important to include the value of dark skies be in the vision and values core statements of the comprehensive plan.

Adding it in the second paragraph of the vision statement, (Wildlife corridors, greenways, dark nighttime skies and viewsheds are protected and cherished) and the first bullet point in Values (open space, agricultural land, interconnection with nature and dark nighttime skies).

Thank you for all your important work



**ACKNOWLEDGEMENTS**

**Town of Paonia Planning Commission**

Mary Bachran, David Knutson, Suzanne Watson, Monica Foguth, Lyn Howe, Steve Klisset

**Town of Paonia Board of Trustees**

Mary Bachran (Mayor), Dave Knutson, Morgan MacInnis, Thomas Markle, Paige Smith, Rick Stelter, Kathy Swartz, John Valentine

**Town of Paonia Staff**

Stefen Wynn (Town Administrator), Leslie Kusmire, Corinne Ferguson, Samira Vetter, Ruben Santiago

**Town of Paonia Committees**

Parks Committee, Tree Board, Ad-hoc Emergency Preparedness Group, Citizen’s Water Advisory Board

**Housing Needs Assessment and Action Plan**

Shay and Andrew Coburn of Urban Rural Continuum, authors of Town of Paonia Housing Needs Assessment and Housing Action Plan

**Community Collaborators (Contractors & Volunteers)**

Scott Brown, Jess Dervin-Ackerman, Jeremiah Garcia, Anne Lee Foster, Ursula Ostrander, Ben Graves, Karen Tarnow, Karen Good, Sally Kane, Jake Hartter, Sarah Peterson

**Consultant Team:**

Calla Rose Ostrander, Phoenix Rising Resources, LLC  
Marissa Mommaerts, Resilience & Regeneration LLC  
Molly Wheelock & Mara Mantoiu, StudioMW  
Shay Coburn, Urban Rural Continuum  
Jess Devire-Ackerman, JDA Consulting

The 2024 Town of Paonia Comprehensive Plan is built upon a robust foundation of past work, drawing information and inspiration from many sources, including but not limited to:

- 1996 Paonia Comprehensive Plan;
- Several draft Master Plans for the Town of Paonia including those produced by EMB Consultants (2021) and Barbara Peterson (2012)
- 2010 Highway 133 Corridor Plan
- 2010 NFV Vision 2020
- 2014 North Fork Valley Heart & Soul Project
- 2017 ToP Zoning Map
- 2019 Ridgway Master Plan (which inspired the format of this Plan)
- 2020 CDOT Main St Revitalization grant
- 2022 Paonia in Motion Parks, Recreation & Trails Master Plan
- 2022 ToP Community Strategic Planning Session

This project was supported by a grant from the Colorado Department of Local Affairs (DOLA).



# **TABLE OF CONTENTS**

|                             |          |
|-----------------------------|----------|
| <b>PART I: INTRODUCTION</b> | <b>#</b> |
| About Paonia                |          |
| About the Master Plan       |          |

|   |          |
|---|----------|
| <b>PART II: COMMUNITY VISION &amp; VALUES</b> | <b>#</b> |
| Community Vision                              |          |
| Community Values                              |          |

|   |          |
|---|----------|
| <b>PART III: ELEMENTS</b>                       | <b>#</b> |
| <u>Future Land Use</u>                          |          |
| <u>Economic Development</u>                     |          |
| <u>Parks, Recreation &amp; Trails</u>           |          |
| <u>Infrastructure</u>                           |          |
| Water   |          |
| Sewer & Water Treatment                         |          |
| Sanitation & Resource Recovery                  |          |
| Urban Forest                                    |          |
| <u>Transportation</u>                           |          |
| <u>Governance &amp; Community Participation</u> |          |

|                                  |  |
|----------------------------------|--|
| <b>APPENDICES</b>                |  |
| Appendix A, Economic Development |  |
| Appendix B, Infrastructure       |  |
| Appendix C, Transportation       |  |
| Appendix D, Governance           |  |

# PART I: INTRODUCTION

## About Paonia

Paonia, Colorado, is a small, statutory town with an estimated population of 1,474 as of 2023.<sup>1</sup> The Town sits in an agricultural valley nestled between the North Fork of the Gunnison River and the West Elks range of the Rocky Mountains. Known for its peaches, cherries, vineyards, cider, ranches, small farms, breathtaking views, and access to nature and arts, Paonia is consistently ranked one of the best small towns in Colorado. Those who call Paonia home cherish and seek to protect its small-town character, rural landscape, agricultural heritage, surrounding wildlands, and self-reliant way of life.

## History & Heritage

The North Fork Valley was part of the ancestral homeland of the Ute people. In 1881, the US Federal Government closed the North Fork Valley Ute Reservation and relocated the remaining Ute people to a reservation in Utah.<sup>2</sup> Soon after, Paonia was settled by Civil War veteran Samuel Wade and preacher William Clark, who had initially traveled to the area with Enos Hotchkiss. Samuel Wade officially incorporated Paonia in 1902, naming it after his favorite flower, the peony, which he brought to the settlement along with the first fruit trees.<sup>3</sup> Farming, ranching, and mining became some of the Town’s primary industries, with a rail line exporting fruit that eventually shifted to coal exports and continues running today.

## Culture & Character

The floral reference in the Town’s name inspires pride in our community’s natural and agricultural heritage. The North Fork Valley’s long history of cattle ranching and pioneering spirit remains: today the region is home to the highest density of organic farms in the state of Colorado, and many in-town Paonia residents tend their own gardens, fruit trees, and chickens. Early horticulturalists living in the Valley planted Paonia Town Park with trees that now, at more than 100 years old, offer a beautiful, shaded haven for both community members and tourists. Paonia Town Park is home to popular festivals and gatherings including Mountain Harvest Festival, BMW “Top of the Rockies” Rally, Pickin’ in the Park summer concert series and Cherry Days, one of the longest running 4th of July festivals in Colorado.

Paonians value their cultural, political, and economic diversity: ranchers, miners, and families who have been in the area for generations share the Town with artists and creatives, entrepreneurs, organic farmers, outdoor enthusiasts, wellness practitioners, and an increasing number of people who work remotely. Neighbors with different lifestyles and political views often come together and help each other in times of need. A 2014

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<sup>1</sup> State Demographer’s Office  
<sup>2</sup> Carlson, S. (2019, July 10). *Ute Indians of Colorado--We Are Still Here*. High Country Spotlight. [https://www.highcountryshopper.com/community/delta/ute-indians-of-colorado---we-are-still-here/article\\_d3aa17f8-a261-11e9-b0f4-47c62e87f6a5.html](https://www.highcountryshopper.com/community/delta/ute-indians-of-colorado---we-are-still-here/article_d3aa17f8-a261-11e9-b0f4-47c62e87f6a5.html)  
<sup>3</sup> Carlson, S. (2023, January 18). *Samuel Wade--Appleseeding the West*. High Country Spotlight. [https://www.highcountryshopper.com/spotlight/samuel-wade-appleseeding-the-west/article\\_5041a0e2-975a-11ed-98a7-efc07beb71ae.html](https://www.highcountryshopper.com/spotlight/samuel-wade-appleseeding-the-west/article_5041a0e2-975a-11ed-98a7-efc07beb71ae.html)

community-led initiative called “The North Fork Heart & Soul Project” succeeded in capturing many of the shared values of Paonia’s diverse residents, and those values have informed this Plan.<sup>4</sup>

The Town of Paonia’s population has remained relatively stable over the past 40+ years: population in 2023 is just 3.5% higher than in 1980.<sup>5</sup> Paonia’s population is largely older; 43% are over age 55, while the percentage of adults aged 18-54 has decreased over the past decade.<sup>6</sup> However, single working adults and families are also being drawn to the area because of the high quality of life, sense of community, safety, and access to both traditional and alternative forms of education.

many of whom are retired

Coal mining was Paonia’s economic lifeblood for decades and remains a source of pride as well as a source of income for the community. In recent years two of three nearby mines have closed, however the remaining West Elk Mine in Gunnison County offers well-paying mining and wholesale trade jobs. The economic impact of the other coal mine closures has been at least partially offset by the growth of other industries, particularly remote work (supported by the introduction of high-speed internet in 2017) and tourism. Along with the closure of the coal mines, the gradual phasing out of the iconic coal train that runs through the center of Town and its potential “Rails to Trails” conversion is symbolic of the economic and cultural shifts at play.<sup>7</sup>

They should be keeping their wealth in the community by shopping locally

Over the past two decades, Paonia’s remote location and distance from downhill ski resorts has provided some degree of a natural buffer to the growth and development seen in many Colorado mountain towns. Growth is further constrained by a moratorium on new water taps implemented in 2020 (which the Town is currently working to amend) and the 1996 Comprehensive Plan and subsequent land use planning, regulations, and codes, which sought to limit sprawl and preserve rural character. Still, the trend of urban-to-rural migration has had a noticeable impact on the community, exacerbated by the COVID-19 pandemic and a rise in short-term rentals. Housing price increases have outpaced rise in wages by 5.5-1,<sup>8</sup> distressing and displacing local residents and creating barriers for businesses looking to hire wage workers.

instead of ordering stuff from Amazon or shopping in larger cities in big box stores.

**Education, Community Facilities & Civil Society**

For a small community, Paonia is abundant in educational opportunities. Children have access to diverse preschools and elementary schools within the Delta County School District (DCSD) including BELA Preschool and Paonia K-8 elementary school; the North Fork School of Integrated Studies (NFSIS), a Waldorf-inspired public charter school with associated NFSIS BELA Preschool; and North Fork Montessori in Crawford. Teenagers have access to the public North Fork High School in neighboring Hotchkiss. Vision Charter Academy has a campus in Delta and provides support for individualized learning and homeschooling in grades K-12.

This point should be made in subtle or not-so-subtle ways throughout this document.

DCSD also operates the Technical College of the Rockies in Delta. In addition, the DCSD owns the Votec building on the corner of 4th St and Grand Ave in Paonia, previously a technical college and now vacant. DCSD has listed the

<sup>4</sup> Halbert, A. (2014, February). *What Matters Most to the Future of the North Fork Valley--A White Paper*. North Fork Heart & Soul Project

<sup>5</sup> Data from State Demographer’s Office, sourced from the 2023 Paonia Housing Needs Assessment

<sup>6</sup> Data from State Demographer’s Office, sourced from the 2023 Paonia Housing Needs Assessment

<sup>7</sup>2022 Paonia in Motion Parks, Recreation & Trails Master Plan [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/paonia-prt-master-plan\\_final-6.9.22.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/paonia-prt-master-plan_final-6.9.22.pdf)

<sup>8</sup> Paonia Housing Needs Assessment, 2023



property for sale, and its prime location in walking distance to downtown and adjacent to the North Fork School of Integrated Studies means its redevelopment will have a major impact on the community.

Just outside Paonia is Solar Energy International, a long-running renewable energy vocational school that attracts students from around the world. Two privately-run gap year programs for young adults, the High Desert Center and Groundwork, also attract young adults to the Paonia area for a semester or school year. Finally, numerous nonprofits and private businesses provide access to extracurriculars and education including healthy cooking, organic farming, art and music lessons, karate and dance classes, yoga and exercise, and nature and horse camps, to name a few. Noticeably absent is a licensed childcare facility for infants and toddlers.

Of particular pride to this small community is its library, a hub of activity in a beautiful building constructed in 2009. The library offers several private workspaces and meeting rooms, printing and copying services, children's story time and other regular community programs. Town Hall also features a large meeting room that can be rented for community events. *KVNF*

Paonia is rich in arts, vocational and social nonprofits, many located in the downtown Creative District including the iconic Paradise Theatre and KVNF Community Radio, Blue Sage Center for the Arts, Elsewhere Artist Residency, Paonia Clayworks, The Learning Council and The Hearth, The Creative Coalition, several art galleries, and a new shared art studio space called Pollinate Paonia. Western Slope Conservation Center, Valley Organic Growers Association (VOGA), Citizens for a Healthy Community and others support environmental health. The American Legion, The Rotary Club of the North Fork Valley, North Fork Senior Connections, Paonia Senior Center and numerous churches of many denominations round out Paonia's civil society.

Healthcare within the Town of Paonia is limited to private enterprises including Paonia Care & Rehabilitation Center, a licensed 60-bed skilled nursing and rehabilitation facility, and several private practices including a physical therapist, dentist, acupuncturist, chiropractor and numerous other alternative and integrated wellness practitioners. The nearest public clinic is West Elk Clinic in Hotchkiss, part of the Delta Health system which features multiple clinics throughout the county and Delta County Memorial Hospital in Delta. *Winder?*

*Mention of awesome town parks and that Paonia is a tree USA town - their incredible trees are like ancient citizens + beloved for their canopies + cooling capability + beauty.*

**Ecology, Climate & Watershed** Paonia sits at an elevation of 5,682' and is known for its mild climate that is especially suitable for growing fruit. Much of the Town of Paonia and surrounding agricultural land is green thanks to a network of privately managed irrigation systems which are governed by complex water laws. Surrounding wildlands at a similar elevation are generally dryland/high desert juniper-sagebrush ecosystems. The North Fork of the Gunnison River runs through the west side of Town, and its riparian corridor is home to abundant wildlife, including beavers, mule deer, elk, fox, coyotes, and more. It is not unusual for black bears to wander into Town when food in the mountains is scarce. The Town is surrounded by vast expanses of public land managed by the Bureau of Land Management, the US Forest Service (which has an office in Paonia), and private ranchers with grazing permits on public lands. Optimizing trail and recreation infrastructure will therefore require inter-governmental and multi-stakeholder approaches.

Our region is one of the more extreme climate hotspots in the US. The entirety of Delta County, most of the Western Slope, and parts of Utah have already experienced warming of more than 3.6°F. Like the majority of the Colorado River Basin, Paonia suffers from greater drought stress and has heightened risk for catastrophic wildfire. Already, irregular and decreased snowpack levels and changes in snowmelt patterns are affecting the infiltration dynamics of the mountain springs that feed the municipal domestic water system and numerous privately

*where does this info. come from? (footnote?)*



managed water systems in the surrounding unincorporated areas. Because Paonia’s municipal source water springs are located on US Forest Service land grazed by cattle, ensuring wildfire risk reduction and source water protection will require a multi-stakeholder approach.

**About the Comprehensive Plan**

Municipalities are authorized to prepare comprehensive or “master” plans as long-range guiding documents. According to the Colorado Department of Local Affairs (DOLA), the master plan “promotes the community’s vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs, and provides for a balance between the natural and built environment.”<sup>9</sup> The last comprehensive plan for Paonia was adopted in 1996.

In late 2022 the Town of Paonia posted an RFP seeking a plan consultant, expressing particular interest in working with qualified local community members and requesting a relatively short, concise, accessible, and user-friendly Comprehensive Plan as the final outcome. In response, a team of four local professionals (and one who used to live in the North Fork Valley) came together with diverse, complementary skill sets ranging from public policy and technical writing to architecture and planning to community engagement and facilitation, with a shared love for the community they call Home.

The discipline of planning has evolved significantly since Paonia’s last comprehensive plan was created in 1996: rather than limiting the Plan’s scope to land use and physical development, the American Planning Association emphasizes sustainability, equity, responsible regionalism, and especially community participation. The process of creating the Plan is just as important as the outcome. The main goals for the Paonia Comprehensive Plan process were:

- 1) Develop a shared vision and clear, accessible action plan to guide our community toward a thriving and resilient future.
- 2) Utilize a participatory community engagement process that builds trust in local government and momentum toward addressing community needs and goals.

The Comprehensive Plan contract began in March 2023, when the team started by reviewing dozens of existing related documents, including past plans, studies and reports, assessments, strategies, and more. The first public community engagement session for the Comprehensive Plan was held on April 27th, 2023, and attracted nearly 100 community members to solidify shared values and explore goals, policies, and actions. The second community engagement session was held on June 24th, 2023 and gathered more than 40 participants for deeper conversation around community vision and identifying solutions to key challenges. Members of the Comprehensive Plan team met multiple times with Town Commissions and Committees. The team coordinated efforts with Urban Rural Continuum, a consulting firm hired by the Town of Paonia to conduct a Housing Needs Assessment and Action Plan to complement the Master Plan. Both the Housing Action Plan and the existing “Paonia in Motion” Parks, Recreation and Trails Master Plan are key elements of the Paonia Comprehensive Plan. Based on all of this input, a draft Plan was compiled that was subject to public comment and two additional rounds of revisions by the Town of Paonia, with a final public hearing by the Planning Commission in June 2024.

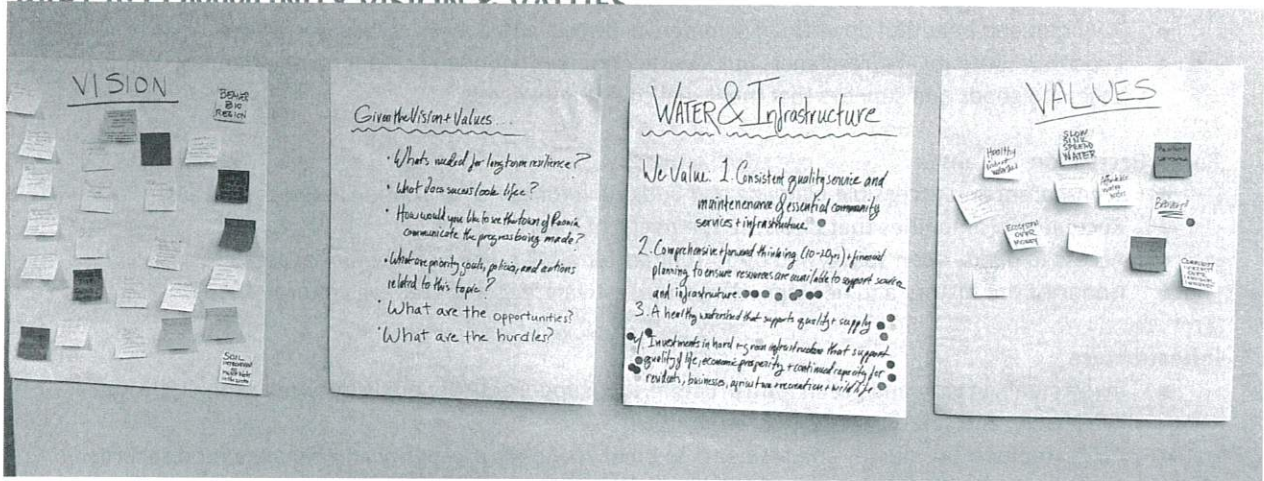
**Legislative Authority**

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<sup>9</sup> (2023, July 21). *Comprehensive Plans*. Colorado Department of Local Affairs. <https://dlg.colorado.gov/comprehensive-plans>  
Town of Paonia Master Plan | 8

The Town of Paonia is authorized to develop a community master plan (Comprehensive Plan) in accordance with Sections 31-23-206 through 209 of the Colorado Revised Statutes (C.R.S.) which refer to the development, modification, and approval procedures for such a plan.

**PART II: COMMUNITY VISION & VALUES**



The community vision and values that inform this Plan were inspired by the work of the North Fork Heart & Soul project and language was further developed through the 2023 Comprehensive Plan in person community engagement process.

**Community Vision**

Paonia is a unique and welcoming small town with strong ethics of self-reliance and care for our families and neighbors. We honor and respect Paonia’s rich history and heritage, including arts, agriculture, mining, and the original inhabitants of this land, the Ute.

We balance growth and development with the values of maintaining a small-town feel, economic and cultural diversity and creativity, and existing community resources.

*yes!*

We share a deep connection to our rural landscape and natural resources. We support opportunities to cultivate ecological regeneration and stewardship, protection of wildlands, healthy living, and a thriving place-based economy.

**Community Values**

**Culture & Character**

- Our small-town community feel: welcoming, safe, respectful, inclusive and affordable.
- Our community resources and offerings: library, schools, radio station, festivals, art and cultural creatives, churches and nonprofits. *parcs*
- Honoring our history and heritage, farms and festivals, arts and creative culture.

**Growth Framework**

- Preservation of open space, agricultural land, and historic and rural character of our Town.
- Clear planning for a growing community.
- Maintaining and creating affordable housing options.
- Maintaining and improving walkability.

*• Improving failing infrastructure*



**Economic Development**

- Economic and industry development are balanced and aligned with preserving our community's rural and agricultural character and existing economic sectors. *yes!*
- Local, independent businesses that build community wealth, care for our natural resources, care for our elderly, offer opportunity to our children, and increase economic equity.
- A vibrant and beautiful downtown commercial district with locally owned businesses. *intermixed w/ thriving non-profits*
- Economic diversity and resilience: our local economy is not overly reliant on one industry and provides access to goods and services that meet real community needs.

**Parks, Recreation & Trails**

- Transparent and accessible planning and budgeting for parks, recreation assets, and trails.
- Recreational amenities that prioritize the needs of locals.
- Access to parks, open space, and opportunities for a full range of recreational uses.
- Honoring our history and heritage, *through celebrations,* farms and festivals, arts and creative culture.

*Events which*

**Infrastructure**

- Investments in gray and green infrastructure *which* that support quality public services in health, water availability, and safety.
- *Support* ~~Ability~~ for local businesses and residents to build economic prosperity and enhance food security.
- Continued capacity for residents, businesses, farmers and ranchers, recreators, and wildlife.

**Water**

- Consistent quality service & maintenance of essential community services and infrastructure.
- Comprehensive and forward thinking (10-20 yrs) and financial planning to ensure resources are available to support water services and gray and green infrastructure.
- A healthy watershed that supports quality and water quantity. Protection and regeneration of green infrastructure.

**Sewer & Water Treatment**

- Paonia's wastewater utility provides professional services. Planning and management are up to code and all repairs are made in a timely manner.
- Paonia's wastewater utility explores and pursues innovative solutions for capital asset development.

**Sanitation & Resource Recovery**

- Sanitation services are well maintained, professionally staffed and in compliance with all state laws.
- The Town preferences resource recovery, recycling and organic material composting

**Urban Forest**

*yes!*

- The unique character and wonderful quality of life our town tree canopy provides.
- The ecosystem services that our urban forest provides the Town and its residents.
- The increased value of real estate that our town canopy provides.
- The increased walkability of the historic neighborhoods that is enhanced by the town forest.

**Transportation:**

- Well-maintained streets and sidewalks.
- Non-motorized routes that are shady and safe for all members of our community.
- Major thoroughfares and all new road construction take into account and accommodate pedestrian non-motorized transport and wildlife crossings and corridors.
- *All improvements include safe bicycle passage*
- *Parking for example, on grand, can't see when backing out of parking spaces or people on bikes. Possible parallel parking expanded lots,*

**Governance & Community Participation:**

- A culture of respect, healthy communication, cooperation, transparency and integrity within and between Town staff, Board of Trustees, and community members.
- Constructive community engagement & partnerships.
- Cooperation and coordination with other governmental bodies.

[PHOTO]



## LAND USE

**VISION:** Paonia’s rural character and slower pace of life are interconnected with the landscape, the seasons, and the thriving community life. Urban agriculture thrives, the community feels connected to the surrounding farmland and natural landscape. Wildlife corridors, greenways and viewsheds are protected and cherished. The Town contains walkable, tree-lined streets that surround a small but vibrant historic downtown. The historic core neighborhoods are celebrated, while “gentle” growth harmoniously adds to the character of the Town and provides housing for all walks of life that make up the diverse local community.

### VALUES:

- Open space, agricultural land, and interconnection with nature.
- The Town’s rural character and historic heritage.
- Clear planning for a growing community.
- A diverse and accessible community of all ages, incomes, family status, race, religion or creed.

### OVERVIEW:

Paonia’s residents appreciate the slow-paced rural life, the neighborly encounters, the natural environment and the farming and ranching legacy. The local history and traditions shape the Town’s identity and there is general consensus within the community that Paonia should maintain its historic small-town feel and rural character. Development should be directed in a way that benefits the existing residents and that preserves the established character of the Town.

Development in Paonia has been slow and steady for several decades with slight population fluctuations. An increase in housing demand has been observed over the past 3 years, determined mainly by the migration from urban cores to rural areas during the COVID pandemic. In 2020, a water tap moratorium was adopted that prevented the sale of new water taps, which curtailed new construction. The moratorium, along with the pandemic-driven migration, has increased the cost of housing in Paonia.

Along with the increased housing demand, rising costs place a spotlight on the need for affordable housing. In response to this need, the Town conducted a Housing Needs Assessment and Housing Action Plan in conjunction with this Master Plan process. The Housing Needs Assessment and Housing Action Plan is an element of the Comprehensive Plan and may be referred to for a current housing diagnosis and for identifying strategies to address the housing needs. The community appreciates that new development should be directed in a way that benefits the existing residents and that maintains the established character of the Town.

Public feedback received during the community engagement process for this Comprehensive Plan expressed the community’s desire for future land planning to be respectful of the natural environment and to focus on preserving the open land, the agricultural tradition and the scenic view sheds that characterize the valley. Special attention should be paid to the conservation and protection of the existing wildlife corridors within the Town limits and to improve river access. Areas prone to flooding and wildfire should be carefully considered, along with development of guidelines for building within the FEMA 100-year floodplain and in areas prone to landslides or runoff.

Growth outside of Town limits is currently defined by the Paonia - Delta County Inter Governmental Agreement (IGA) and the Highway 133 Corridor Master Plan. The current growth planning strategy focuses on protecting productive agricultural areas, open land and scenic viewsheds, specifically the West Elk Scenic Byway. It states that annexation and new residential development should be concentrated in proximity to existing infrastructure, and

the fiscal impacts of new development should be covered by the residents who benefit from any extension of municipal utility services. Future development within the 3-Mile Growth Area and the Urban Growth Areas along Highway 133 should be compatible with its surroundings and should focus on maintaining a critical mass of agricultural land. (Additional information can be found in the Paonia - Delta County Inter-Governmental Agreement (IGA) and the Highway 133 Corridor Master Plan).

**POLICIES**

**POLICY LUF-1:** Preserve Paonia’s rural character while balancing the need for infill, economic growth, housing and redevelopment.

**POLICY LUF-2:** Approach development with clear and consistent regulations and procedures that are effective and fair.

**POLICY LUF-3:** Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

**POLICY LUF-4:** Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

**POLICY LUF-5:** Enhance the Town’s resiliency to natural disasters and environmental hazards.

**POLICY LUF-6:** Promote access to open space, river corridor and surrounding countryside.

**POLICY LUF-7:** Protect key wildlife habitat and riparian corridors.

**POLICY LUF-8:** Maintain viewsheds, open lands and the rural feel of the Town.

*POSSIBLE POLICY: Voluntary limitations of landscaping power tools. Decide certain days or times when owners <sup>should</sup> chip, cut grass + weed wack so we aren't listening to power tools all day. They also disturb the bird's communication so should be used at times when birds are quiet (afternoon). Professional landscapers are + farmers are exempt.*

**KEY CONSIDERATIONS**

- Preserving Paonia’s small town feel and rural and historical character
- Maintaining the Town’s agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town’s gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

**MAP ELEMENTS: Future Land Use Categories.**

This Future Land Use Framework is a tool for decision making and future zoning revisions. It offers guidance on how to manage change in the future in a way that maintains the community’s vision for the Town.

**1. Downtown Commercial Core** – The vibrant commercial heart of Paonia with a unique historic character. This area is oriented towards local businesses and pedestrian access. Its restaurants and the Paradise Theater are the gravitational center of community life. Commercial activities are generally limited to small scale retail, professional

offices, and restaurants and food trucks. Maintaining local core businesses that serve the community’s daily needs in this district is a key step to preserving the small town feel and sense of self-reliance.

- Primary Uses: Small scale retail, restaurants, professional offices, and other compatible commercial uses
- Supporting Uses: Institutional, civic and government facilities, parks and recreational facilities, residential

Non-profits  
(Hearth, Yoga Studio, Paradise Blue Sage, KUNF, etc.)

**2. Mixed Use** – This category is intended to support a range of uses that serve and complement the Downtown Core while blending with lower density residential areas. The commercial, residential mix, and light industrial mix contributes to maintaining access to services and provides diverse housing options. Mixed Use areas are walkable and connected to nearby amenities, parks, and open space.

- Primary Uses: Mixed residential, light industrial, home office, art studios, commercial, restaurants, public
- Supporting Uses: Small scale manufacturing, institutional

**3. Downtown Neighborhood** – Part of the oldest residential neighborhood in the historic town grid, this area is predominantly defined by historical architecture styles and single-family housing. Slightly higher residential density than other residential areas is located here due to its proximity to Grand Ave and the Town’s most vibrant commercial axis. Maintaining the historic character and scale while allowing for increased density is the focus in this area.

- Primary Uses: Residential including one, two and three family housing
- Supporting Uses: Home office/studio, parks, institutional, ADUs

**4. Town Original Neighborhood** – This district encompasses the central residential neighborhood in the historic town grid, characterized by tree-lined streets and an older architecture (turn of the century to 1940’s). Its historic architectural character, walkability and small neighborhood feel are highly valued by the community. Maintaining walkability by sidewalk improvement, tree maintenance and off-street parking solutions is key in this area.

- Primary Uses: Residential, single family
- Supporting Uses: Home office/studio; ADU, institutional

\*Note to Staff: we’d like to discuss density with the public (“gentle”, duplexes, ADUs) and where they are appropriate within different neighborhoods.

**5. Traditional Neighborhood** – This district defines a more recent residential part of the Town (post 1950), with mostly single-family homes properties. It represents a transition from the historic core residential and mixed use areas towards the lower density residential districts that border agricultural land and open space. Residential density in this area will increase gradually over time with the addition of new ADUs or two family dwellings.

- Primary Uses: Residential single family
- Supporting Uses: Senior apartments. Two family dwellings and ADUs

**6. Conservation Neighborhoods** - Low-density conservation developments at the edge of Town, dedicated to preserving open space and the wildlife habitat corridor within the Town’s larger geographic and ecological context. This area acts as a transition buffer between the Town and the surrounding open lands. It offers a pedestrian and visual connection between the Town core and the recreational areas outside of the Town limits, reflecting the community’s appreciation of its natural environment. Conservation measures such as conservation easements are encouraged in this area.

- Primary Uses: Residential (cluster or conservation development)
- Supporting Uses: Parks and trails, natural habitat preservation, access easements

public access to river tributaries

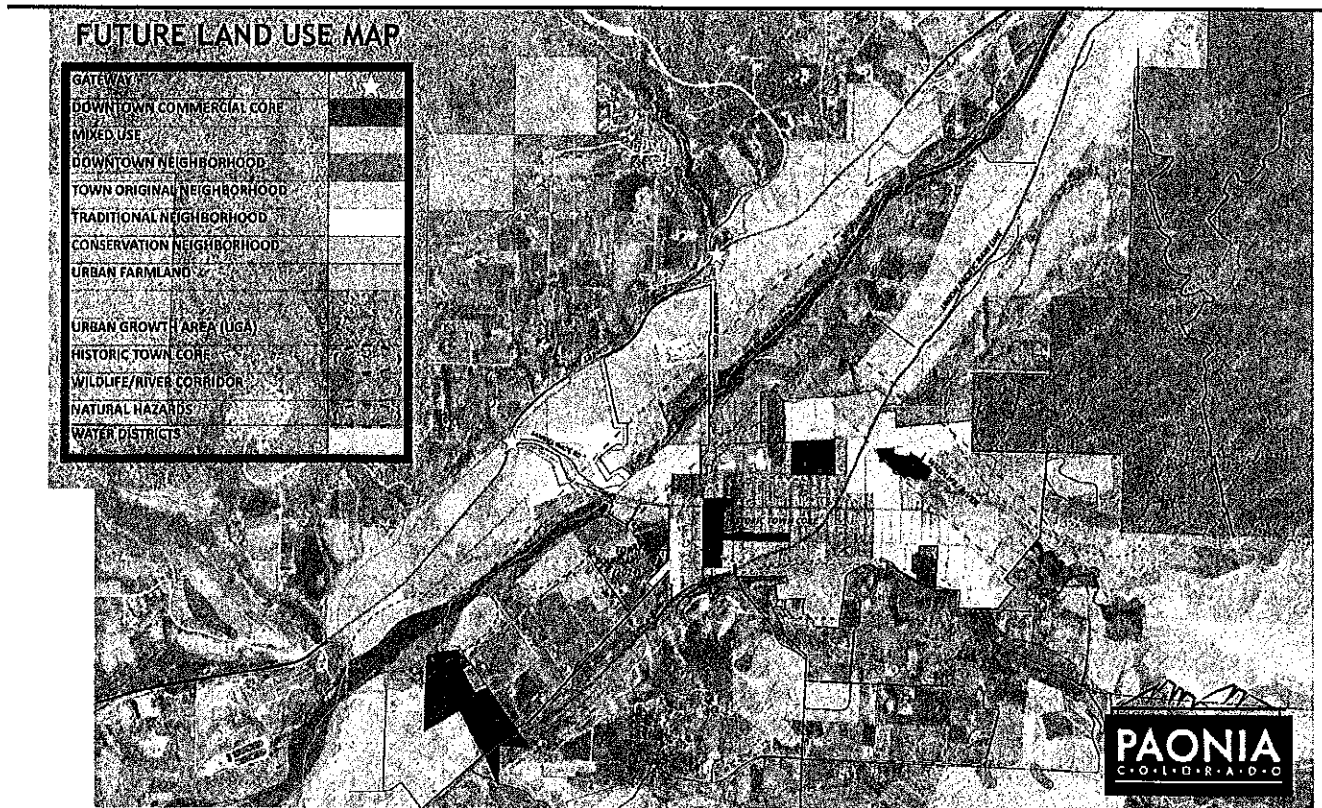


**7. Urban Farmland** – This area is defined by agricultural land that supports the practice of cultivating crops, raising livestock, and agritourism. It creates a transition between Town living and the surrounding rural farmland and it contributes to conserving open space and historic agricultural land. This category plays a critical role in preserving Paonia’s rural history and character and in reinforcing its local culinary farm-to-table tradition. Development in this area includes clustered and single family housing in conjunction with agriculture and land conservation.

- Primary Uses: Single Family Residential
- Supporting Uses: Agriculture, open space conservation, land trusts, worker housing

**FUTURE LAND USE MAP**

The Future Land Use Map (FLUM) is a graphic representation of the desired future for Paonia, as expressed by the shared community vision. It is a tool meant to guide decision-making. The FLUM is not a zoning map, and it does not regulate or restrict existing or vested uses.



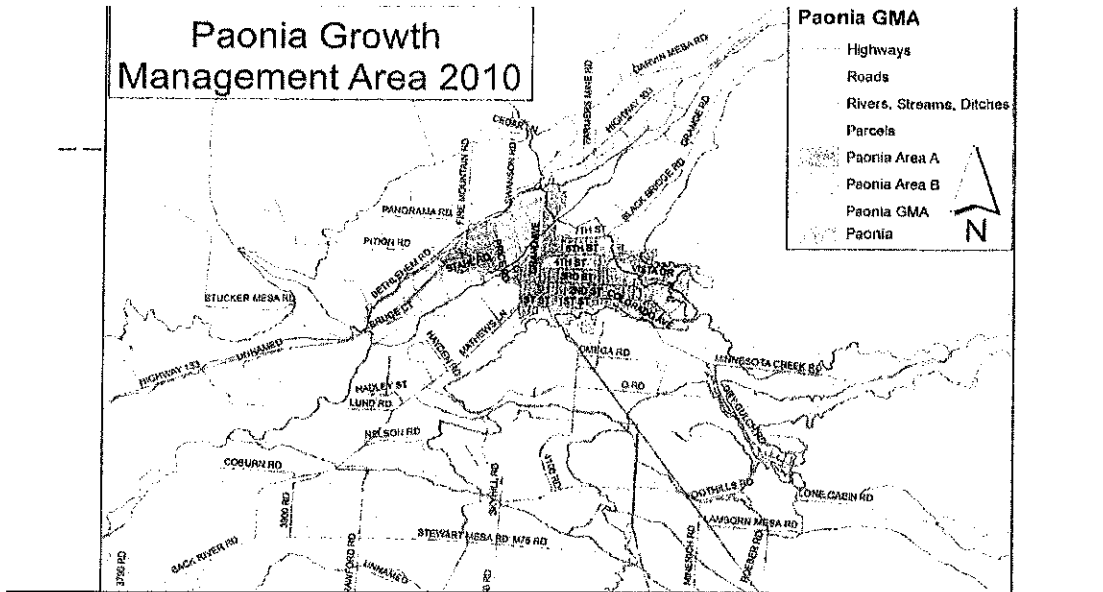
**INFORMING THE FUTURE LAND USE MAP**

The below economic and transportation features, planning maps, and ecological and geological conditions were considered when creating the Future Land Use Map

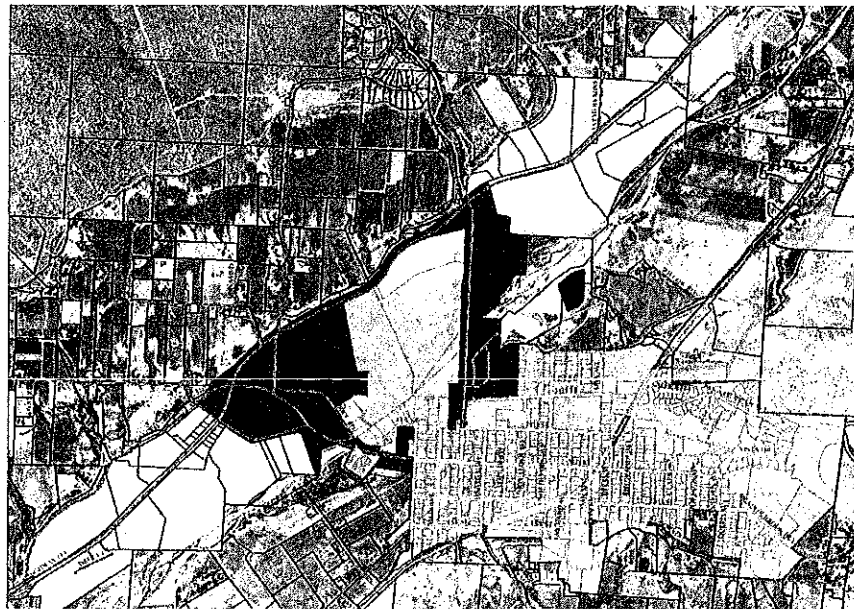
**Urban Growth Area (UGA)** – Includes areas near the boundaries of the incorporated municipality and represents a way to achieve ordered and controlled urban growth in accordance with the County and in harmony with the rural character of the North Fork Valley. New development in this area should focus on maintaining productive rural areas, open land and scenic viewsheds and it should be concentrated in proximity to existing infrastructure. The UGA includes several Natural Hazard areas, the most significant being the FEMA 100-year floodplain. For more



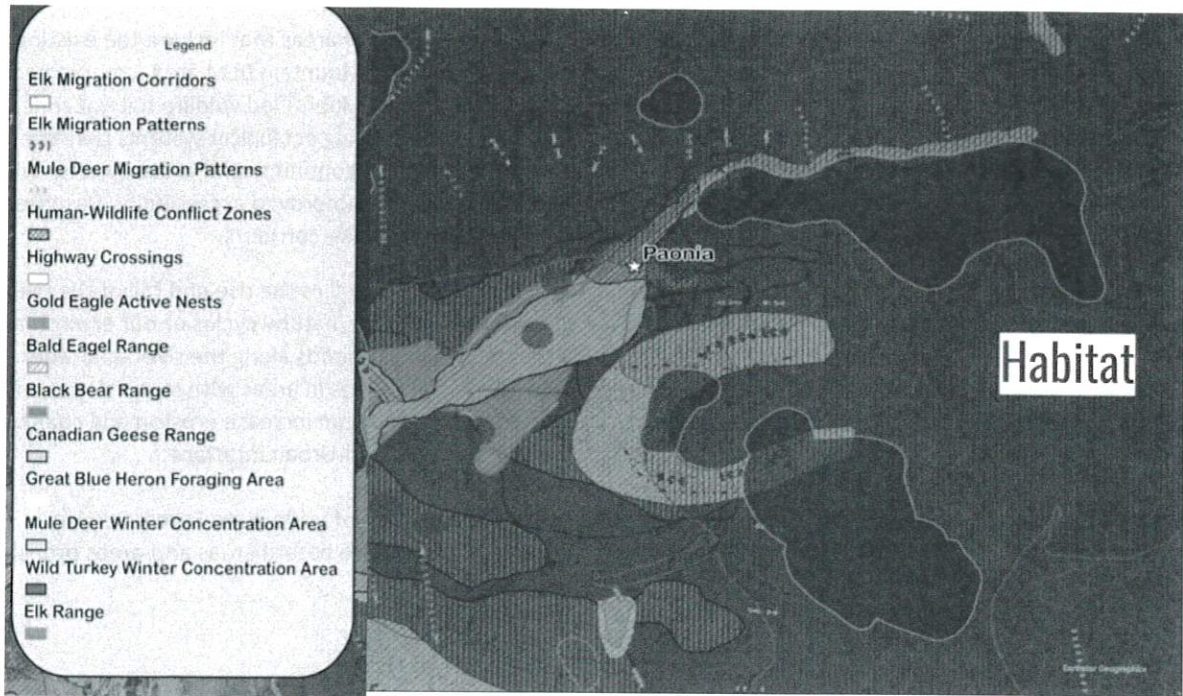
details on planning and development in these areas, please refer to the Paonia – Delta County IGA and the Town of Paonia Highway 133 Corridor Master Plan (Planning Areas A and B).



Delta County Master Plan, Paonia Growth Management Area



Town of Paonia Highway 133 Corridor Master Plan



Wildlife Habitat, USGS

**3-Mile Plan Area** – Considers properties within 3 miles outside of the Town limits that are not included in the Urban Growth Area. New development in this area should be compatible with its surroundings and designed within the context of preserving existing agricultural areas and wildlife corridors. The 3-Mile Area includes several natural hazards, including flooding, landslide and runoff prone regions, and is overall characterized by a significant wildfire risk. For more details on planning and development in these areas please refer to the Paonia – Delta County IGA and the Town of Paonia Highway 133 Corridor Master Plan (Planning Areas A and B).

**Historic Core** – The central area of Town that is defined approximately from Niagara Ave. to Rio Grand Ave., and from First Street to Fourth Street. The buildings and streets in these areas reflect the original settlement of Paonia around the turn of the 20th century and into the 1940’s. While not all properties are historic, this area generally displays a unique architectural character and a rich historic legacy that are highly valued by the community. Remodels and new development in these areas should be compatible with the general character and scale of the surrounding neighborhood. The Historic Core generally includes future land use categories: Downtown Core, Town Core and Town Original Neighborhoods, and some Mixed Use/Light Industrial.

**Gateways** – The two main gateways to Paonia are represented by stars in the map, and they play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the Town of Paonia Highway 133 Corridor Master Plan.

a. Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia’s small-town, agricultural character.

b. Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

c. Electric<sup>etc</sup> Infrastructure is an eyesore next to river/school. Consideration of what can be done to make this entrance more appealing would be of value.

**Wildlife/River Corridor** - The “green backbone” of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

**Natural Hazards** - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It’s necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface.

For information on these areas refer to the FEMA 100-year floodplain, the Colorado State Forest Service Wildland/Urban Interface, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.



(PHOTO)

ECONOMIC DEVELOPMENT

VISION

!!  
o o

Paonia’s resilient, regenerative, localized economy meets community needs by providing desired goods and services as well as reliable job opportunities that pay living wages. Our economy emphasizes the production of healthy local food and is known for its emphasis on human health and wellbeing, unique educational opportunities, and the creative and trade industries. Our economy attracts and serves visitors in a way that supports locals. The Town’s revenue is strong and steady and the quality of life among residents is constantly improving.

VALUES

- Economic development that balances and aligns with preserving our community’s rural and agricultural character. *integrity*
- Local, independent businesses that build community wealth, care for our natural resources, care for our elderly and those in recovery, offer opportunities to our children and to young families, and increase economic equity.
- A vibrant and beautiful downtown commercial district with locally-owned businesses. *!! non-profits*
- Economic diversity and resilience where the local economy is not overly reliant on one industry, and provides access to goods and services that meet real community needs.

OVERVIEW

A strong local economy is critical to Paonia’s future - it provides good job opportunities for locals, a robust tax base for the Town and the repair and improvement of its infrastructure systems, and overall, a desirable and livable community. This element focuses on strengthening our local economy, supporting local businesses and local agriculture, maintaining a vibrant downtown, balancing tourism benefits with impacts, and encouraging a workforce that is skilled in needed and applicable areas.

POLICIES

**POLICY ECON-1:** Take a proactive approach with local partners in nurturing a diverse and resilient economy that prioritizes local needs and is centered in: agriculture and health and wellness tourism, arts, music and other creative industries, and skilled labor and trades.

**POLICY ECON-2:** Support the retention and expansion of locally owned businesses and increase support for entrepreneurship with a focus on encouraging young locals to stay in the area and open small businesses.

**POLICY ECON-3:** Create and maintain a healthy, vibrant, and beautiful economic downtown corridor on and around Grand Avenue.

**POLICY ECON-4:** Ensure an integrated and balanced role for tourism and remote workers in the local economy to allow local businesses, community members, and the TOP to receive the economic benefit of tourism and remote worker spending while balancing this against housing affordability and the development of year round, well paying, place based jobs for local residents.

*Paonia sort of closes down in the winter which may be good for entrepreneurs to take a rest, dream + be creative.*



**POLICY ECON-5:** Focus on building a younger and more skilled workforce through the support of skill-based education programs and other efforts that build the local capacity to meet more of the community's basic needs like food production, food service, housing construction, energy production, education and health care.

**POLICY ECON-6:** Support the continuation of local agriculture and farmer and farm worker housing, education, and value added processing infrastructure to enable the continuation and growth of local food production, food service and agricultural based business.

**POLICY ECON-7:** Consider annexation of properties leading up to and along Highway 133 corridor to increase Town revenue from sales tax and build relationships with other key neighborhoods and water districts to enable and incentive annexation where appropriate.

*incentivize?*

**For a full overview of Paonia's past and future economic activities please see Appendix A, Economic Development**

[PHOTO]

## PARKS, RECREATION & TRAILS

### VISION

Paonia’s parks, recreation amenities, and trail system are well-maintained, adequately funded and recognized for the value they provide to the community first and to recreational visitors. There is a formalized role for community leaders and volunteers to support implementation of Parks, Recreation and Trails Master Plan as well as other parks, recreation facilities and trails maintenance and improvements.

### VALUES

- All residents can access a green space or park within a safe 10 minute walk from their homes.
- Recreational amenities that serve residents and prioritize their needs before tourists' needs.
- Access to parks, open space, and opportunities for a full range of recreational uses.
- Planning and budgeting procedures for parks, recreation assets, and trails involve the public.
- Responses to public requests that are timely and professional.

*Volunteer Park?*

### OVERVIEW

Paonia is home to a beautiful park system anchored by three crown jewels, Paonia Town Park, Apple Valley Park, and Paonia River Park<sup>10</sup>. Surrounding the Town are undeveloped public, private, and agricultural lands with strong wildlife populations and ample opportunities for recreation. Paonia’s access to nature and our park and recreational assets are important to the well-being and character of the community. These assets provide immense value to the community and require care including long-term planning and ongoing investment.

Recreational opportunities in Paonia are growing, but still limited for youth and elders. Growth in amenities that support these age groups is critical to ensuring health, well being and maintaining Paonia’s attractiveness as a place to raise a family and to retire. Area recreational opportunities in particular, hunting, mountain biking and hiking already attract visitors and careful planning and design surrounding these sectors will work to support Paonia’s long term economic development. Because of the important role outdoor recreation plays in the culture and economy of Colorado, Recreation & Tourism is the only comprehensive plan element required by state statute (C.R.S. 30-28-106).<sup>11</sup> In response to feedback from the comprehensive plan community engagement process, this plan addresses tourism separately from recreation, in the Economic Development element.

The 2022 “Paonia in Motion” Parks, Recreation and Trails Master Plan (PRTMP) convened community members and local recreation leaders to define priorities for parks and recreation. The PRTMP provides a detailed plan for the development of Paonia’s Parks, Recreation and Trails and is considered to be an element of this Comprehensive Plan. To date, most of the progress in implementation of the PRTMP has come from the initiative of passionate and skilled community leaders collaborating with the Town to move forward on priorities. The Vision, Values and Policies below were developed by the public in addition to the PRTMP.

### POLICIES

**POLICY REC-1:** Maintain and enhance parks, trails, and other recreation amenities focusing on the needs and desires of youth and elders first, personal fitness and health of all community members second and visitors/tourism third.

<sup>10</sup> \*Paonia River Park is owned and primarily maintained by The Western Slope Conservation Center, a local non-profit organization.

<sup>11</sup> (2023, July 21). *Comprehensive Plans*. Colorado Department of Local Affairs. <https://dlg.colorado.gov/comprehensive-plans>

**POLICY REC-2:** Increase capacity and resources for local parks, recreation amenities and trails through partnerships with community volunteers and relevant local and regional organizations and government agencies.

**POLICY REC-3:** Prioritize development initiatives that preserve and enhance community access to open space and integrate/require park and trail development into land use activities that take place in key areas or corridors of connectivity.

**POLICY REC-4:** Preserve and enhance access for all to the river, riparian corridor, wildlands.

**POLICY REC-5:** Ensure ADA accessibility for parking and use of Town parks.

**POLICY REC-6:** When considering new uses for parks or recreational development take resident and native wildlife habitat into account.

**POLICY REC-7:** Support the continuation of open water channels, ditches, rivers, creeks and small surface water transport near Town Parks.

[PHOTO]

## INFRASTRUCTURE

### VISION

Paonia’s robust infrastructure provides high-quality and reliable service to current residents. The systems are managed proactively such that today’s needs are well met while future needs are understood and planned for. The water and wastewater systems are healthy and resilient. The water supply is strong and the wastewater system plays a positive role in regional water cycle management. Paonia’s waste recovery systems are well maintained and Paonians participate in manufactured and organic material reuse and recycling. All parts of Paonia’s ecology—people, plants, animals, and natural cycles—are valued and considered with each investment/decision.

### VALUES

- Infrastructure that is dependable providing locals stability and economic prosperity.
- Investing in quality public infrastructure.
- Planning for infrastructure that is comprehensive, innovative, and forward thinking.
- A healthy watershed that supports water quality and quantity.
- Resource recovery, recycling, and ensuring the highest and best use of materials to the end of their useful life.

### OVERVIEW

The Town of Paonia is responsible for managing key infrastructure that collectively shape the community’s quality of life and economic viability. This includes the full water system from raw water to treated and sanitation. For a review of Paonia’s water and other infrastructure systems please see *Appendix B; Paonia’s Water Streets*, sidewalks and street trees are also considered infrastructure, but are included in the Transportation element of this Plan.

### POLICIES

**POLICY INFRA-1:** Prioritize investments in infrastructure such that the Town’s services - water, wastewater, refuse collection - are reliable and healthy for existing users while considering future needs.

**POLICY INFRA-2:** Maintain a comprehensive Capital Improvement Plan (CIP) to proactively prepare for infrastructure maintenance and upgrade needs as well as other capital projects into the future. The CIP can be utilized regularly for planning and budgeting.

**POLICY INFRA-3:** Coordinate infrastructure repairs and upgrades across utilities and other community property maintenance needs, like sidewalks and roads, park paths and street trees to take advantage of potential cost savings and other community benefits.

**POLICY INFRA-4:** Maintain a wastewater system that returns high quality, clean water to the North Fork of the Gunnison River, and explore green infrastructure options for treatment that provide positive impacts on local temperature regulation, and enhance the viability and resilience of local ecology.



**POLICY INFRA-5:** Maintain utility rates that cover the service provided and consider future needs by conducting regular rate studies.

**POLICY INFRA-6:** Proactively protect the Town’s source water by preventing contamination from wildfire, pollution, and ecological degradation with regional partners. Take a holistic and regenerative approach to watershed health and protection, including wildfire management and mitigation, soil health, and responsible use of grazing around municipal source waters in partnership with relevant stakeholders.

**POLICY INFRA-7:** Investigate the long-term viability of source water production and explore nature based solutions to best protect and support the Town’s springs. Conduct regional water cycle management at the watershed level in coordination with regional partners.

**POLICY INFRA-8:** Consider drought and small water cycle management in planning and Town irrigation activities.

**POLICY INFRA-9:** Consider gray water recycling programs and ground water resource exploration to ensure the town can supply water under higher temperatures and erratic precipitation events.

**POLICY INFRA-10:** Ensure that all residents can obtain clean water and essential utility services.

**POLICY INFRA-11:** Provide consistent and quality waste collection services for all new and existing residents.

**POLICY INFRA-12:** Support public activities and private businesses that provide recycling, composting, and other opportunities to reuse and recycle material resources within the town and the county.

**TOWN FOREST**

**VISION:** Paonia is home to a thriving, safe, and uniquely beloved town forest that is both resilient and adaptive to a changing climate and the aging of individuals within the larger canopy.

**VALUES:**

- The unique character and wonderful quality of life our town tree canopy provides
- The ecosystem services that our urban forest provides the Town and its residents
- The increased value of real estate that our town canopy provides
- The increased walkability of the historic neighborhoods that is enhanced by the town forest

**OVERVIEW:** The character of Paonia and quality of life enjoyed by residents is shaped in no small part by the substantial presence of our town’s forest. Our trees are an essential part of our green urban infrastructure. They temper the harsh climate by providing shade and cooling and filtering air and light. They create habitat for a diverse ecosystem of butterflies, beneficial insects, birds, squirrels, chipmunks and other creatures. Mature urban trees are one of the most common indicators of real estate value, and the combined value of the 435 right of way trees in Paonia’s 2022 Street Tree Inventory is just over \$4 million. <sup>12</sup> Many stakeholders manage or oversee sectors of the urban forest. Trees on public lands

<sup>12</sup> Paonia Tree Inventory Report Final, pg 15

are cared for by city departments and local nonprofits, as well as private property owners. Successful management of our Town forest depends on cooperation and regular engagement across stakeholders.

**POLICY TREES-1:** Monitor, properly care for and carefully replace street and park trees to maintain and improve the Town’s urban forest.

**POLICY TREES-2** Conduct Urban Tree inventory every 5yrs or include street and park tree health assessment and replacement plan in annual budget.

**POLICY TREE-3:** Provide greater support and accountability for homeowners’ maintenance of trees in public right-of-way. And engage and empower citizens to participate in street tree care.

**POLICY TREE-4:** Expand the urban forest to mitigate urban heat island effect, support walkability, preserve real estate value, preserve small water cycling, and improve upstream watershed health.

**POLICY TREE-5:** Ensure successful succession in a changing climate by supporting programs that plant new trees at least three years prior to old ones being removed.

[PHOTO]

## TRANSPORTATION

### VISION

Paonia’s streets and sidewalks are well-maintained, safe, and comfortable thoroughfares for multiple modes of transport and support a rural and easy paced quality of life for residents. Clear and differentiated routes for commercial and passthrough traffic and pedestrian and bicycle traffic provide safety and convenience. Paonia residents can access key facilities and services without owning or operating a motorized vehicle. Transportation stakeholders understand and are responsive to the transportation needs of our community.

### VALUES

- Well-maintained streets and sidewalks that are safe with ample street tree presence.
- Mixed use routes that are comfortable and safe for all members of our community.
- Non-motorized routes and trails that are comfortable and safe for all members of our community.
- Major thoroughfares and all new roads that accommodate both pedestrian non motorized transport and work with existing and new street trees.

### OVERVIEW

Paonia sits to the south of CO State Highway 133, which serves to connect Paonia to Somerset, Crested Butte, and the Roaring Fork Valley to the east/northeast, and to the larger cities of Delta, Montrose, and Grand Junction to the west. Paonia is not connected to any major cities or transportation hubs by public transit, and both public and private transit options to reach community facilities like schools and healthcare facilities are limited. Of particular note, lack of regional and local public transportation makes it challenging to connect Paonia and the North Fork Valley to larger cities where hospitals are located. Paonia, in conjunction with Delta County, is a co-owner of a small regional airport. A significant portion of people employed within the Town of Paonia commute from outside of Town, and a significant portion of people who reside within Town limits commute to work elsewhere.<sup>13</sup>

With its compact size and tree-lined streets, the Town of Paonia itself is naturally a walkable and bikeable community. Town residents have indicated that over half sometimes walk and more than 30% sometimes ride a bike when coming to downtown<sup>14</sup>. Like many towns in the rural West, the street system in Paonia was originally a series of dirt or gravel roads with horse access and then a common speed limit for cars and yield signs at key intersections. As roads have been paved the traffic system has not formally evolved to control for speed, stop signs, or passthrough/commercial traffic routes. Neither has it formally incorporated other means of transportation such as cycling or walking. While there are over 40 miles<sup>15</sup> of sidewalk area in the Town proper, less than half of this area has sidewalks installed,<sup>16</sup> and much of the existing sidewalk infrastructure lacks curb ramps and or ends abruptly at the neighboring yard. This means there is no continuous system of sidewalks or routes for residents to walk downtown or for children and youth to walk to school.

<sup>13</sup> 2023 Town of Paonia Housing Needs Assessment and Housing Action Plan, Urban Rural Continuum. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)

<sup>14</sup> CDOT REVITALIZING MAIN STREET, INTERIM REPORT 2021

<sup>15</sup> Several different numbers have been used for sidewalk mileage in Paonia in previous reports. This report chooses to cite the most recently published and adopted plan, the 2022 “Paonia in Motion Parks, Recreation & Trails Master Plan” which in turn provides the following citation *Data Source(s): ESRI ArcGIS; MTB Project; and 2022 Town of Paonia Budget*

<sup>16</sup> CDOT Revitalizing Main Streets Application 2022

However, some streets, in particular 3rd Avenue and the western portion of 5th Street already naturally serve as informal mixed traffic, or shared streets, between multiple modes of transit. Much of Paonia’s shared transportation streets are supported by the old characteristics of the dirt road system, narrower lanes, and disrepair. These attributes naturally slow motorized traffic. As street conditions are improved it is essential that the Town simultaneously plan for how to do so in a manner that continues to support mixed use transport in appropriate thoroughfares which also align with access to parks, schools and the downtown commercial district.

**POLICIES**

**POLICY TRANSPORT-1:** Maintain and improve Paonia’s streets and sidewalks to support daily travel for all modes of transport and increase alternative transit activity to every day destinations.

**POLICY TRANSPORT-2:** Identify and support specific transportation routes for shared or multi modal transportation including motorized travel and non-motorized travel (pedestrians, bikes, children, wheelchairs, strollers, and the elderly) through the development of complete streets, yield streets, mixed traffic designated streets and other approaches.

**POLICY TRANSPORT-3:** Designate appropriate non-motorized routes for the mobility-challenged, children attending school, commuter and recreational bicycling, wildlife, and nighttime safety.

**POLICY TRANSPORT-4:** Identify and integrate daily and seasonal wildlife corridors and traffic into consideration when planning and developing new streets, pathways and redesigning Hwy 133 access and in-town crossings of motorized streets.

**POLICY TRANSPORT-5:** Prioritize, plan and execute street and sidewalk repairs in alignment with safe routes for park and school access and mixed use corridors.

**POLICY TRANSPORT-6:** Ensure that all sidewalk upgrades include ADA on and off ramps at curbside and street crossings.

**POLICY TRANSPORT-7:** Identify, align and incorporate the use of appropriate materials for sidewalks, trails and walkways that is both ADA compliant and work to support existing trees and stormwater management. *while considering visual attractiveness of materials used to repair/replace current streets + sidewalks.*

**POLICY TRANSPORT-8:** Ensure that all public buildings, parks and event venues plan for and include ADA parking and entrances.

**POLICY TRANSPORT-9:** Encourage, enhance, and promote pedestrian access and walkability to and within the Historic Town Core.

**POLICY TRANSPORT-10:** Integrate trail development and non-motorized connectivity into development/land use requirements for properties in key transportation corridors.



**POLICY TRANSPORT-11:** Increase and maintain safety of Paonia’s motorized gateways to Hwy 133 and include non-motorized access and safety in related planning and updates.

**POLICY TRANSPORT-12:** Coordinate and communicate with regional transportation stakeholders, both NGO and governmental, to enhance regional transportation services.

**POLICY TRANSPORT-13:** Work with Delta County and Paonia Regional Airport to identify potential revenue streams and economic development opportunities, and support connectivity with regional commercial airport locations.

**POLICY TRANSPORT-14:** In accordance with the Delta County Master Plan, proactively plan and coordinate with stakeholders and other government agencies to reuse or convert the existing coal train railroad track to regional rail or trail system that can serve members of the public and visitors.

**Text box:** “Do everything possible to promote responsible, progressive, growth. Walking-friendly towns tend to promote excellent business opportunities, which is what I want to see more of in this town.” ~Participant in the 2020 CDOT Main St Revitalization Survey

**BREAKOUT BOX: Characteristics of Complete Streets:**

- Sidewalks
- Bicycle lanes or wide, paved shoulders
- Shared use paths
- Safe and accessible transit stops
- Frequent and safe crossings for pedestrians, including median islands, accessible pedestrian signals, and curb extensions
- Identified wildlife crossings that connect with green corridors

**[PHOTO]**

## GOVERNANCE & COMMUNITY PARTICIPATION

### VISION

Paonia’s governance processes and operations are effective and efficient, breeding trust and buy-in from Town residents. Town residents are able to access relevant information easily to help them engage regularly and in a way that is constructive. The Town practices responsible regionalism, regularly engaging with regional partners.

### VALUES

- A culture of respect, healthy communication, cooperation, transparency and integrity within and between Town staff, elected and appointed officials, and community members.
- Constructive and informed community engagement & partnerships.
- Regional cooperation and coordination.
- Effective and efficient professional town staff.

**OVERVIEW:** Good governance and informed community participation are essential to the Town of Paonia’s ability to implement the Comprehensive Plan.

### POLICIES

**POLICY GOV-1:** Prioritize implementation of adopted community plans.

**POLICY GOV-2:** Proactively engage with regional, state and federal partners including but not limited to those below. Ensure local plans and policies account for and are coordinated with relevant partners.

- Delta County
- Private water companies who contract with the Town for water
- North Fork Chamber of Commerce
- Delta County School District
- Delta County Libraries
- One Delta County
- Delta County Tourism Cabinet
- Region 10
- All Points Transit
- Delta Montrose Electric Association (DMEA)
- Gunnison Basin Roundtable
- Colorado Department of Transportation (CDOT)
- Bureau of Land Management (BLM)
- United States Forest Services
- local Ditch Cooperatives

**POLICY GOV-3:** Build Town capacity by maintaining adequate and qualified staff, ensuring proper funding and resources.

**POLICY GOV-4:** Ensure planning and budgeting processes are transparent and informed by professionals to appropriately plan and prepare for the future.

**POLICY GOV-5:** Provide accessible information to the public on key issues, such as larger infrastructure projects and discussions on policy, to promote effective participation.

**POLICY GOV-6:** Build citizen capacity through well-managed community engagement and providing volunteer pathways for interested citizens. Prioritize filling any vacant elected and appointed positions such as the Planning Commission and Tree Board.

**POLICY GOV-7:** Maintain a police department that has the staff, resources and training necessary to provide the community with the desired level of public safety services.

**APPENDIX A, ECONOMIC DEVELOPMENT**

**Paonia Income, Jobs and Workforce** The 2022 median household income in Paonia was \$53,646, median earnings per worker was \$49,625 and 8.4% of the population is below the federal poverty line.<sup>17</sup> These figures are far below both Colorado and national averages: the 2022 Colorado median household income was \$89,930<sup>18</sup> and US was \$74,580<sup>19</sup>. Residents are increasingly in need of good jobs to keep up with rising costs of living, and in particular the cost of housing. According to the 2023 Paonia Housing Needs Assessment, one in five Paonia households is burdened by housing costs, meaning they spend more than 30% of their income on housing. Of these over 50% are extremely cost burdened, meaning they spend over 50% of their income on housing.<sup>20</sup> Lack of affordable housing has been identified as a challenge by local business owners who have trouble recruiting and retaining employees in large part due to limited and costly housing stock<sup>21</sup>.

BREAKOUT BOX: "Jobs and housing are interconnected. The economic success and mix of jobs in a region informs the amount, type, and price point of housing needed to sustain the local economy. Likewise, a sufficiently diverse housing supply is needed to attract and keep quality employees that are invested in the community."- Paonia Housing Needs Assessment, 2023.

Due to the nature of the food, agricultural and entertainment businesses located here, and the associated increase in tourists that these businesses also bring in, many of Paonia’s current wage jobs are seasonal. During the public process for this plan, it was clear that the community is motivated to diversify its economic functions.

The age of residents is important to the local economy. The share of residents who are in their prime working years, those aged 25 to 54 as defined by the Colorado Department of Labor and Employment, has declined from 37% in 2010 to 33% in 2020<sup>22</sup>. The aging of both the population in the state and in the Town of Paonia population is pronounced. The median age of residents was 41 in 2000, 44 in 2010, and 49 in 2020. This same trend is occurring in Delta County at large<sup>23</sup>. A decline in the prime working age cohort coupled with an increase in seniors creates a challenging economic environment, and local employers report difficulty recruiting and retaining workers.<sup>24</sup> At the same time, industries aimed at supplying the goods and services required by a retired population are primed to thrive if they can be successfully cultivated. Housing access is another factor contributing to labor availability and is discussed in detail in the Town of Paonia Housing Needs Assessment and Housing Action Plan, an element of this Master Plan.<sup>25</sup>

**Economic Development Capacity & Planning** Beginning in 2015 Delta County commissioned several studies and initiatives to better understand how to adapt to a changing economic climate, including the Delta County Economic Assessment<sup>26</sup>, Delta County Market Assessment<sup>27</sup>, Delta County Economic Development Strategy<sup>28</sup>, and

<sup>17</sup> Colorado Demographics <https://www.colorado-demographics.com/paonia-demographics#:~:text=In%202021%2C%20the%20median%20household,Paonia%20families%20live%20in%20poverty>  
<sup>18</sup> Median household income Colorado U.S. 2022. (n.d.). Statista. Retrieved March 10, 2024, from <https://www.statista.com/statistics/205781/median-household-income-in-colorado/#:~:text=In%202022%2C%20the%20median%20household>  
<sup>19</sup> Guzman, G., & Kollar, M. (2023, September 12). *Income in the United States: 2022*. United States Census Bureau. <https://www.census.gov/library/publications/2023/demo/p60-279.html>  
<sup>20</sup> *Town of Paonia -Housing Needs Assessment and Housing Action Plan*. (2023). Page 19. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)  
<sup>21</sup> *Town of Paonia Town of Paonia -Housing Needs Assessment and Housing Action Plan*. (2023). Page 19. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)  
<sup>22</sup> *Town of Paonia -Housing Needs Assessment and Housing Action Plan*. (2023). Page 16. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)  
<sup>23</sup> *Town of Paonia -Housing Needs Assessment and Housing Action Plan*. (2023). Page 19. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)  
<sup>24</sup> *Town of Paonia -Housing Needs Assessment and Housing Action Plan*. (2023). Page 26. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)  
<sup>25</sup> *Town of Paonia -Housing Needs Assessment and Housing Action Plan*. (2023). Page 26. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)  
<sup>26</sup> Delta County Economic Assessment, Better City.



Delta County Tourism Board Marketing Plan<sup>29</sup>. Consistent with the recommendations of the Region 10 Regional Economic Development Strategy<sup>30</sup>, the Delta County Economic Development Strategy argues for focusing on export-oriented sectors including organic agriculture, manufacturing, and to a lesser degree tourism.

Until recently, Paonia did not have a functioning Chamber of Commerce or co-working space, though in 2023 the Hotchkiss Chamber of Commerce rebranded as the North Fork Chamber of Commerce to serve Hotchkiss, Crawford and Paonia. In addition, several industry-specific groups exist, including the Creative Coalition and the Pollinate Paonia shared art studio space, the Valley Organic Grower’s Alliance, and the West Elks American Viticultural Area. Existing county-level economic development efforts like One Delta County and Delta Area Chamber of Commerce have offered little support to Paonia businesses to date, though some Paonia businesses take advantage of business development opportunities through Region 10. The North Fork Chamber of Commerce may be a future resource for our area businesses if engaged with regularly by Paonia leadership.

**Fossil Fuel Extraction** Historically, coal mining was a major local employer and economic driver. The Town experienced significant economic impacts with the closure of two of the area’s three mines in 2004 and 2014. The economic impact of coal mines closing has been at least partially offset by the growth of other industries, particularly remote work (supported by the introduction of high-speed internet in 2017) and tourism. The remaining West Elk Coal Mine in neighboring Somerset remains one of the most productive mines in the country and has no known plans to scale back. This mine is also the largest single industrial point source of methane emissions in Colorado,<sup>31</sup> while upstream fracking for natural gas has been shown to be increasing negative impacts on local water quality<sup>32</sup>. The importance of the fossil fuel industry for our economy and its simultaneous negative impacts on other industries that are dependent on stable climate and ample clean water access—in particular farming and ranching—is an ongoing tension within the **economic** fabric of the Paonia community.

**FUTURE ECONOMIES**

**AGRICULTURE, ARTS & TOURISM** Paonia is known throughout the state for its excellence in organic, regenerative and biodynamic agriculture and many of our area growers travel across the state and the Rocky Mountains to reach farmers markets in communities with higher income. Agritourism is any recreational or educational activity on a working farm or ranch which consumers pay for and its success is dependent upon place based factors, primary access to agricultural lands and other natural resources such as clean water. Agrotourism is a nationally recognized entrepreneurial activity that can diversify market outlets for local agricultural businesses and simultaneously stimulate rural development of surrounding communities<sup>33</sup>. The average agro tourist visit provides a surplus from \$93 to \$164 per person per trip for primary purpose travelers according to data from Colorado State University<sup>34</sup>. With this and other factors in mind, the Delta County Economic Development Strategy calls for the county to rebrand its economy as an Organic Center of Excellence. Local businesses, surrounding vineyards and a

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<sup>27</sup>Delta County Market Assessment, Better City.  
<sup>28</sup>Delta County Economic Development Strategy, Better City.  
<sup>29</sup>Delta County Tourism Board Marketing Plan, Our Side of the Divide. (2017).  
<sup>30</sup> *Regional Economic Development Planning*. (n.d.). Region 10 Colorado. Retrieved March 10, 2024, from <https://region10.net/community-resources/community-development/regional-economic-development-planning/>  
<sup>31</sup> *Lawsuit Seeks Court Order to Stop Colorado Coal Mine Expansion Threatening Climate, National Forest*. (n.d.). Center for Biological Diversity. Retrieved March 10, 2024, from <https://biologicaldiversity.org/w/news/press-releases/lawsuit-seeks-court-order-stop-colorado-coal-mine-expansion-threatening-climate-national-forest-2019-07-02-2019-07-03/>  
<sup>32</sup> Hydraulic Fracturing & Health, National Institute of Environmental Health Sciences. <https://www.niehs.nih.gov/health/topics/agents/fracking>  
<sup>33</sup> Relationships Between Agritourism Operations and Place-Based Factors Anders Van Sandt and Dawn Thilmany REDI Report – February 2018  
<sup>34</sup> Hill, R., Loomis, J., Thilmany, D., & Sullins, M. (2014). Economic Values of Agritourism to Visitors: A Multi-Destination Hurdle Travel Cost Model of Demand. *Tourism Economics*, 20(5), 1047-1065. <https://doi.org/10.5367/te.2013.0323>

handful of caterers and pop-up restaurants are positive examples of farm-to-table enterprise and retail manufacturers that serve locals and attract tourists to enjoy the rural aesthetic and purchase organic value-added agricultural products. Agritourism creates economic opportunity rather than competition for agricultural producers, and an agritourism destination attracts visitors that will likely want to visit other agritourism destinations.

**Wellness Tourism & Retirement Services** Tourism is a large and fast-growing industry, however unbalanced by regular year round well paying and placed based jobs, deplete a community and lock out locals from housing. This is a major challenge for many communities in Colorado. However, a rapidly growing subset of tourism called, “wellness tourism” offers a less extractive and more beneficial impact on the communities that develop it. Unlike traditional tourism, wellness tourism is largely based on the authenticity of a place and the continuation of natural local attributes that our community values such as dark skies, clean water and local food. Furthermore, it has been shown to bring in more revenues and create more permanent jobs for the local population than regular tourism. Wellness tourists are high-yield tourists who bring greater economic impacts than traditional tourists<sup>35</sup> and their desire for local healthy food as part of their experience can be a compliment to our focus on sustaining and growing local agriculture.

Colorado has the fourth fastest growing 65+ age group in the U.S and Paonia over the past several decades has become known as a retirement community. This is also a potentially important source of future economic activity for the Town and relates to the wellness industry with regards to trained services providers in both allopathic and complementary medicine and the food service industries. Retired seniors consume large amounts of local goods and services, and thus require a year round workforce to support their needs. The growth in retirees will impact every age bracket in the labor force, causing robust demand for replacement workers and increased need for caregiving occupations such as direct care workers. The population of the greater Paonia CCD is also aging. Just under half (48%) of residents in this part of the valley are aged 55+, a much higher share of residents than in 2000 (29%) and 2010 (40%).<sup>36</sup> Paonia currently lacks several key services that would benefit this population, including a pharmacy, walk-in clinic, and in-home care services. These services would also generate stable, year-round jobs.

**Downtown & Creative District** In 2013, Paonia became a Certified Colorado Creative District with a unique emphasis on arts and agriculture. A primary goal of this designation is to attract more tourists. Several organizations exist to support the arts and agriculture and to connect these sectors with the tourism industry, including the North Fork Valley Creative Coalition (which manages the Creative District designation), Valley Organic Growers Alliance, and the West Elks American Viticulture Association. The North Fork Valley Creative Coalition has contributed to the vitality of the downtown economic corridor through creative placemaking, wayfinding and signage, events and programming. In recent years new businesses, workspaces, boutiques and galleries have also opened downtown, yet as of January 1, 2024 there are approximately eight empty commercial locations along Grand or ~~any~~ in the downtown core. At the same time, there are days when downtown food trucks’ average wait times for food range between 20-40 minutes, suggesting strong demand.

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<sup>35</sup> The Global Wellness Tourism Economy Report 2013 & 2014 [https://globalwellnessinstitute.org/wp-content/uploads/2018/06/GWI\\_2013\\_and\\_2014\\_Global\\_Wellness\\_Tourism\\_Economy\\_Report\\_Final.pdf](https://globalwellnessinstitute.org/wp-content/uploads/2018/06/GWI_2013_and_2014_Global_Wellness_Tourism_Economy_Report_Final.pdf)

<sup>36</sup> *Town of Paonia -Housing Needs Assessment and Housing Action Plan*. (2023). Page 16. [https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115\\_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf](https://townofpaonia.colorado.gov/sites/townofpaonia/files/documents/20231115_PaoniaHousingNeedsAssessmentandHousingActionPlan.pdf)

- 1) the North Fork of the Gunnison River and its tributaries, which provide for vegetation and wildlife and which cool, clean, and green the region;
- 2) the river-connected ditches and their laterals that supply water for in-town and out-of-town agricultural users and in-town landscape use (Stewart Ditch provides irrigation to all in-town water users); and
- 3) the spring-fed source water system that supplies municipal households and commercial users with drinking water.

**Wildlife & Irrigation:** The river and ditch systems which support Paonia’s unique local micro climate, ecology, wildlife, and agriculture are fed throughout the summer by the reserve of water in Paonia Reservoir, and from the North Fork of the Gunnison that flows from the West Elks and Ragged mountain ranges. Paonia Reservoir currently has a total holding capacity of 14,674 acre-feet.<sup>41</sup> Its capacity has shrunk 25% since 1962 due to heavy sedimentation from Muddy Creek, its main water source.<sup>42</sup> The reservoir is managed by the US Bureau of Land Management and the Army Corps of Engineers.

**Municipal:** The municipal system which provides Town treated water is supplied by approximately 25 springs that form five spring complexes which ring the north and west basins of Mount Lamborn.<sup>43</sup> The Town owns the land for Steven’s springs, but the majority of springs are located on US Forest Service lands and private property.

**Past, Present, Future:** Paonia has a unique municipal water system, unlike any other in the State of Colorado.<sup>44</sup> Leading achievements in water engineering at the time it was completed, the Paonia Project—which made the Paonia reservoir and the series of ditches and pipes constructed around the five spring complexes surrounding the north and west slopes of Mount Lamborn—fed the growth of mining and agriculture in the region. However, complexity, age, change in climatic patterns, and human-caused desertification pose substantial challenges to the viability of the water system. The spring-fed municipal water system is in need of extensive repair, from restoration of the watershed itself to the treatment plants and the elaborate networks of pipes and valves that deliver water into and around town.

**Water Efficiency & Redundancy:** While customer water use efficiency has increased in the past decade, there remains room for further gains from water efficient appliances and practices in both commercial and residential use. There are substantial efficiency gains to be had from increasing performance in the water delivery system. Approximately 23-39% of water produced is currently unaccounted for in delivery between treatment plants and customers.<sup>45</sup> As of the beginning of 2024, the first steps are already underway with the implementation of the first phase of the Capital Improvement Plan and associated rate increases which will support upgrades and fixes to this system and reduce overall water loss. Due to the overall age and nature of the gravity fed system some level of leaks will remain and should be taken into account when looking at overall water availability going forward.

Redundancy in the water treatment system is critical to the resilience of the system. In 2019 the Town suffered a critical water supply issue that was exacerbated by the fact that *“the lower treatment plant and 1-MG storage tank were not in service during this event [thus making] half of the Town’s raw water supply, half of its treatment*

<sup>41</sup> SnoFlo, snoflo.org

<sup>42</sup> DEVELOPING A SEDIMENT MANAGEMENT PLAN FOR PAONIA RESERVOIR Kent Collins, Hydraulic Engineer, Bureau of Reclamation, Denver, Colorado, kcollins@usbr.gov, Sean Kimbrel, Hydraulic Engineer, Bureau of Reclamation, Denver, Colorado, skimbrel@usbr.gov

<sup>43</sup> Summary of Town of Paonia Draft Water/Wastewater Capital Improvement Plan (3/23)

<sup>44</sup> Verbal communication Respec July 2023

<sup>45</sup> JDS Hydro Water System Evaluation, May 2021 pg 8

capacity, and 33% of its finished water storage capacity unavailable to support demand during the emergency.”<sup>46</sup> Current and future proposed upgrades to address these issues including the rehabilitation of the Clock treatment plant, have been outlined in the 2023 Water Capital Improvement Plan.

**BREAKOUT BOX: Water Tap Moratorium:** In January 2020 the Town of Paonia held a special election for the Citizens Initiative Petition and Water Moratorium which, upon passage, suspended the sale of all new domestic water taps that the Town of Paonia was not already legally obligated to serve. The citizen initiative arose from a critical water supply issue that occurred in February of 2019 that resulted in the entire water system losing service.<sup>47</sup> The decision as to if, when, and under what circumstances to lift the moratorium is included in the original moratorium and the amendments to it.

**Water Volume & Source Reliability:** Water sources such as wells and surface water tend to be available year-round, but the springs that feed the Town of Paonia are highly sensitive to drought conditions due to their strict dependence upon snowfall and runoff season. While Colorado weather is already well known for its variability, the increase in severity and duration of drought, increased winter and spring temperatures, increased duration and severity of spring winds, increased rates of sublimation of snowpack and decreases in soil moisture due to vegetation degradation, and changes in precipitation patterns moving away from snow to rain mean there is and will continue to be less and less reliable or regular snowpack, and also that the moisture from melting snow is less likely to translate into liquid water run-off.<sup>48</sup> The Town of Paonia recognizes these threats to its water supply.

Paonia’s watershed has high groundwater recharge potential and semi-arid climates are known to be especially sensitive to changes in vegetation and surface water making the system also potentially viable for regeneration and land management intervention to support both system water retention and ongoing supply<sup>49</sup>.

*“Precipitation type (rainfall versus snowfall), amount, and temporal and spatial distribution are important for determining the amount of recharge that a groundwater system may receive, particularly as infiltration from precipitation to the shallow bedrock groundwater systems.”*<sup>50</sup>

Average annual precipitation determines the climate of the project area, and in the case of the North Fork Valley, the topographically higher terrains near Grand Mesa and West Elk Mountains are sub humid and cool and have excellent recharge potential, both from rainfall in the spring, summer, and autumn months, and from the melting of snowpack throughout the winter and early spring, especially areas covered by gravels and slope deposits.

**BREAKOUT BOX:** The small water cycle is more important to local precipitation patterns than the large water cycle. In fact, it is estimated that mean global precipitation overland is 720 mm, of which only 310 mm is from the large water cycle and 410 mm comes from the repeated evaporation-precipitation process of the small water cycle.<sup>51</sup>

<sup>46</sup> JDS Hydro Water System Evaluation, May 2021 pg 52

<sup>47</sup> JDS Hydro Water Systems Evaluation May 2021

<sup>48</sup> Snowpack Sublimation - Measurements and Modeling in the Colorado River Basin [https://www.usgs.gov/centers/colorado-water-science-center/science/snowpack-sublimation-measurements-and-modeling?qt-science\\_center\\_objects=0#qt-science\\_center\\_objects](https://www.usgs.gov/centers/colorado-water-science-center/science/snowpack-sublimation-measurements-and-modeling?qt-science_center_objects=0#qt-science_center_objects)

AND

Spatial variation of snowmelt and sublimation in a high-elevation semi-desert basin of western Canada, Scott I. Jackson, Terry D. Prowse.17 June 2009 <https://doi.org/10.1002/hyp.7320>

<sup>49</sup> **Water from air: an overlooked source of moisture in arid and semiarid regions** Theresa A. McHugh, Ember M. Morrissey, Sasha C. Reed, Bruce A. Hungate & Egbert Schwartz *Scientific Reports*

<sup>50</sup> North Fork Valley and Terraces Groundwater System, Delta County, Colorado 2013

<sup>51</sup> Kravčík et al., 2007, p.17



The Town of Paonia has a designated Municipal Watershed within its broader watershed, as defined in the Colorado Department of Public Health and Environment (CDPHE) Source Water Protection Plan. Most of this land lies within the Gunnison National Forest, which is managed by the U.S. Department of Agriculture’s Forest Service. Other landowners in the protection area include the Bureau of Land Management and privately owned lands, which sit under jurisdiction of Delta County. Both BLM and USFS lease lands for grazing in these areas to private ranchers. Work to restore and regenerate the watershed will need to be conducted in concert with relevant land owners and stakeholders.

**Rates:** In 2023 the Town of Paonia increased rates for water, sewer and trash. Future increases in rates will be required to meet the base financials required to secure funding to implement the 2023 Water Capital Improvement Plan. While the Town will not wholly rely on water rate revenue, rate increases are likely essential for obtaining other funds in the form of grants and low interest loans needed to fully fund capital improvements.

**Wastewater**

Paonia’s Wastewater Treatment Plant (WWTP) manages wastewater collection from residential and commercial customers. The treatment plant was brought online in 2006 and consists of a manual bar screen, two aerated lagoons, a settling/polishing pond, a serpentine chlorine contact chamber and a dichlorination feature. It has a permitted rated capacity of 0.495 million gallons per day (MGD) and typically treats 0.15 MGD. Wastewater from the system is discharged to the North Fork of the Gunnison River.

The 10.5 miles of pipe<sup>52</sup> that make up the wastewater collection system are entirely gravity driven and consist of service laterals, manholes, and gravity sewer mains. The collection system is composed of approximately 63% PVC piping and 37% vitrified clay piping (VCP).<sup>53</sup> The majority of the clay pipe is past its expected lifetime and an estimated 20,000 ft of PVC pipe will need to be replaced in near future making the entire system in need of upgrade in the near future.

It is worth noting that overall treatment levels of water treated are lower in the winter. The Water Tap Moratorium also has an effect here: as long as it remains in effect, or even as 7-14 new homes are added as planned in the 2023 budget, wastewater treatment levels are unlikely to grow materially. With an ongoing increase in winter temperatures it is worth considering the use of green infrastructure, in particular constructed wetlands in future wastewater treatment upgrades. Studies have shown the positive impacts that wetlands have in semi-arid regions when it comes to local temperature regulation, in particular when it comes to extreme heat mitigation, as they have been shown to lower ambient temperatures by 7-14 degrees as compared to similar areas where they are not present.<sup>54</sup>

**Sanitation and Resource Recovery**

The Town provides garbage collection services to approximately 900 accounts within Town limits. There are no municipal composting or recycling services. The majority of trash collection accounts are residential with a varying amount of commercial. Trash services offer 33 Gallon Cans, 2- and 3-cubic yard dumpsters and oversized items. Residents may also leave yard trimmings in bundles no bigger than 1’x3’ neatly tied next to the trash bins. Many individuals compost personally or report bringing food scraps to neighbors with farms or livestock. There are at least two private recycling haulers that service Paonia. Aluminum cans may be dropped off for recycling outside of Don’s Market and there are cardboard and paper recycling bins in the parking lot of City Market in Hotchkiss. Delta

<sup>52</sup> Previous versions of Master Plans have cited 20 miles of pipe, unknown source.

<sup>53</sup> Asset Inventory and Capital Improvement Plan September 2021

<sup>54</sup> Liu, Y., Sheng, L. & Liu, J. Impact of wetland change on local climate in semi-arid zone of Northeast China. *Chin. Geogr. Sci.* **25**, 309–320 (2015). <https://doi.org/10.1007/s11769-015-0735-4>

County supports free recycling at the Double J Recycle Center in Austin. CHT Resources operates a composting facility for organic waste in Austin.

Private recycling services combined with the free drop-off options appear to be servicing the area well. Curbside recycling and composting is unlikely to prove economical given the level of at home and on-farm composting and the small service area. However, the community ethos of self-sufficiency has led to a high individual participation rate in both manufactured and organic materials recycling.

According to a survey conducted by the 2023 Housing Needs Assessment consultant team, the average residential rates for water, sewer and trash total \$320 per month. These rates are higher than the national monthly average which is \$171 according to Energy Star and the Colorado state average which is \$241. Simultaneously, the Housing Needs Assessment found that roughly one of every five homeowners and two of every five renters are cost burdened. While the state of Colorado offers some financial relief for heating costs through the Low-income Energy Assistance LEAP program<sup>55</sup>, the high cost of water and sewer fall outside of LEAP’s coverage. Rates are expected to increase in both water and wastewater over the next five years - the base rate for residential water is expected to rise from \$43.00 in 2024, to 48.30 in 2028 and waste water rates will raise \$2 between 2023 and 2024 (and will likely need to be raised again in the coming three years).

**Urban Forest**

All urban trees require management as they mature in the landscape. To increase tree diversity and canopy resilience in Town, new tree species must be consciously curated and properly planted and cared for. To sustain the urban forest’s vital functions in Paonia, funding is needed to take care of existing trees and plant new ones. As Paonia’s urban forest ages and comes under increasing stress from drought, increased heat, and high winds, formalizing care for the town forest is critical. In particular, as trees reach maturity new smaller trees must be planted adjacent to them to support successful succession. The 2021 Paonia Street Tree Inventory provides a robust framework with direction for street tree care and the establishment of regular and professional maintenance and replacement that will support their longevity and reduce risk to the Town. However, this report is just the first step, and several follow-on actions are suggested in this Plan to establish the quality of service required to maintain our valuable urban canopy.

**APPENDIX C, TRANSPORTATION**

Paonia sits to the south of CO State Highway 133, which serves to connect Paonia to Somerset, Crested Butte, and the Roaring Fork Valley to the east/northeast, and to the larger cities of Delta, Montrose, and Grand Junction to the west. Paonia is not connected to any major cities or transportation hubs by public transit and is difficult to access without a car. Transit between Paonia and other communities in the North Fork Valley and Delta County is limited to a few services that provide access to community facilities like schools and healthcare facilities. The Town’s remote location may be a limiting factor to the Town’s accessibility. However, with its compact size and tree-lined streets, the Town of Paonia itself is already a reasonably walkable and bikeable community. Town residents who responded to the 2020 Revitalizing Main Street study provided the following information on which mode of transportation they use when they visit Grand Avenue: 88% drove a personal automobile, 56% walked and 30% rode a bike. Respondents were allowed to choose more than one mode, indicating that many folks who drive downtown also visit by walking or biking.

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<sup>55</sup> <https://cdhs.colorado.gov/leap>

**BREAKOUT BOX:** "The size, shape and speed of automobiles have changed. There is more interest in the walkability of the Town and we see more bicycles, e-bikes, skateboards and scooters on Grand Ave. With an aging, yet active, population there are more people walking and riding bikes than ever. Sidewalks and crosswalks must accommodate wheelchairs and walkers."-CDOT REVITALIZING MAIN STREET, INTERIM REPORT 2021

**GETTING TO PAONIA:** The nearest international airports are in Denver (4.5 hours) and Salt Lake City (5.5 hours), with regional airports located in Montrose (1 hour) and Grand Junction (1 hour 20 min).

Amtrak train stations are located in Glenwood Springs (1 hour 30 min) and Grand Junction (1 hour 15 minutes).\*

The shortest route to reach Paonia from I-70 or Roaring Fork Valley (Aspen, Snowmass Village, Basalt, Glenwood Springs, and Carbondale) to the north is by crossing McClure Pass (elevation 8,755 ft), which is occasionally closed for hours or days due to inclement weather, particularly in the winter. In late spring/early summer 2023, damage from a sinkhole caused Highway 133 north of Paonia to be closed for nearly two months, severely impacting tourism and commuting between the North Fork Valley and Roaring Fork Valley until the highway was repaired by Colorado Department of Transportation (CDOT). Following this incident, CDOT began a \$33.4 million slope stabilization project to reduce erosion and improve highway safety and functionality. Alternate routes from Denver to Paonia are via Grand Junction or Gunnison, adding an additional 50 minutes to 1.5 hours of travel time.

From nearby cities, Carbondale and Delta, there are no regular public transit options available to reach Paonia, nor are there any taxis or commercial ride sharing services in Paonia or the surrounding areas. Travelers without a car can hitch, rideshare, or pay for a private ride to Delta or Glenwood Springs and then utilize the Bustang public bus service operated by CDOT, which travels along I-70 to and from Denver and between Grand Junction and Durango. Currently there are no known plans to expand Bustang service to the North Fork Valley. From Glenwood Springs or Carbondale travelers can also utilize the Roaring Fork Transportation Authority bus system to reach Aspen Airport.

**HEALTHCARE ACCESS:** Lack of regional and local public transportation makes it challenging to connect Paonia and the North Fork Valley to larger cities where hospitals are located. EMS ambulance services are provided by North Fork EMS, a local five-member board special district funded by a mill levy. The ambulance service is responsible for responding to all 9-1-1 calls in a 1,500-square-mile area over three counties as well as maintaining three stations in the region. The nearest non-emergency healthcare clinic is in neighboring Hotchkiss (9 miles/17 minutes). This location does not provide 24 hrs services. The nearest hospital and emergency room with 24hr services is in Delta (26 miles/39 minutes), with more specialized care available in Montrose (50 miles/1 hours) and Grand Junction (71 miles/1 hour 20 min). Several private taxi services exist which accept insurance and Medicaid to pay for travel to healthcare visits. Health First Colorado (Colorado's Medicaid program) operates its own Med-Ride service available 24/7 for non-emergency healthcare visits. In addition, the nonprofit All Points Transit offers low-cost trips predominantly for seniors and disabled people (healthcare visits can be covered by Medicaid) and the North Fork Senior Connections nonprofit runs Neighborly Connections, a volunteer-based program to help seniors get to their healthcare visits.

**SCHOOL ACCESS:** Delta County Joint School District 50J buses students from Paonia to North Fork High School, the area's only public high school, located in Hotchkiss (11 miles/20 minutes from Paonia); and to the North Fork Montessori School, located in Crawford (16 miles/25 minutes) from Paonia). The Paonia K-8 school and the North Fork School of Integrated Studies are both located within walking distance of downtown Paonia.

**COMMUTING:** A significant portion of people employed within the Town of Paonia commute from outside of Town, and a significant portion of people who reside within Town limits commute to work elsewhere. This dynamic is due in part to relatively high housing costs paired with relatively low wages in the local

economy and is addressed in greater detail in the 2023 Town of Paonia Housing Needs Assessment (source of the data in the chart below).

| Commuter Type  | Source   | Percentage of Workforce |
|--|--|-------------------------|
| Employed in ToP, live outside Town                           | U.S. Census  | 79%                     |
| Employed in Paonia CCD, live outside this area (U.S. Census) | U.S. Census  | 53%                     |
| Employed in Paonia area, live outside this area              | 2023 Employer Questionnaire from ToP Housing Needs Assessment by Urban Rural Continuum | 20%                     |
| Live in Town of Paonia, employed outside Town                | U.S. Census  | 77%                     |
| Live in Paonia CCD, employed outside this area               | U.S. Census  | 71%                     |

**STREETS & SIDEWALKS:** Paonia has four primary roads that run east to west and approximately 32 streets and alleyways that cross at least two of these longer thoroughfares from north to south. Collectively these equal approximately 22 miles of road, over 98% of which are asphalt roads, some concrete paved roadways, and some single lane gravel roads (largely alleyways or short dead end branches). Only two of the four east/west streets, "2nd" and "3rd," cross the railroad tracks that separate about one third of the Town to the east, while two thirds, including the downtown, remain to the west of the tracks. The downtown street is "Grand Avenue," not to be confused with "Main" which is one street to the west of the commercial and creative downtown core.

**BREAKOUT BOX** The Town maintains roads within its boundaries: the intersection of 4th and Grand to the north, intersection of Samuel Wade and Highway 133 to the west, the intersection of Mathews Lane and Niagara Ave, intersection of 1st St and Lamborn Mesa Rd, the intersection of Colorado Ave and Meadowbrook Blvd to the south, the intersection of 7th St and Black Bridge Rd to the east. The side streets between Highway 133 and the North Fork of the Gunnison River are the responsibilities of the County.

There are two main connection points from Town to Hwy 133: 4025 Road (also referred to as the "P" Road), which enters to the west of Town and becomes Third Street, and State Highway 187, which follows a southern direction from State Highway 133 and becomes Grand Avenue. Both of these roads utilize bridges that cross the North Fork of the Gunnison River. Access routes to the Town from the south include Matthew's Lane from the southwest, 4100 Road from the south and Dry Gulch from the southeast.

According to the 2021 Asset Inventory, while there are some recent sections of newly paved concrete road, "most sections of Paonia asphalt roads exhibit moderate to severe surface wear and defects referred to as raveling and polishing, [while] virtually all sections of the roads exhibit some type of surface cracking. The **PASER** scale, which is a 1-10 rating system for road pavement condition, was used in asset evaluation which showed that only 4 major street sections were rated in "excellent" condition, 17 in "good" while 68 sections received "poor" or "fair" ratings and 11 section received "very poor" or "failing".

According to the "Paonia in Motion" Parks, Recreation & Trails Master Plan there are 40 miles of sidewalk area, while less than half of this area has sidewalks installed. Much of the existing sidewalk infrastructure



lacks curb ramps and or ends abruptly at the neighboring yard. By Town municipal code, “every owner or occupant of any premises within the Town having a sidewalk or walkway on or adjacent to the premises shall have the duty to keep the sidewalk clean of snow and ice.” A sidewalk fee is currently assessed for all residents and businesses. Even with less than 50% of sidewalk areas paved, this fee does not cover annual maintenance needs. The current patchwork of sidewalk pavement is unnavigable for wheelchairs and dangerous for walking, performs poorly in heavy rain and under icy conditions, and is not designed to be copacetic with urban and street trees as they continue to grow.

*Revenue for the Town of Paonia’s Sidewalk Fund is generated by a \$3.00 per month sidewalk fee, approved in 2013, that is paid by in-town residents. The town’s Sidewalk Fund is designated for the repair and replacement of existing sidewalks within Paonia. This fee is set to expire in December 2024 unless voters approve a renewal/extension. \_ Paonia In Motion*

**BREAKOUT BOX: Characteristics of Complete Streets:**

- Sidewalks
- Bicycle lanes or wide, paved shoulders
- Shared use paths
- Safe and accessible transit stops
- Frequent and safe crossings for pedestrians, including median islands, accessible pedestrian signals, and curb extensions
- Identified wildlife crossings that connect with green corridors

**WALKABILITY & BIKEABILITY:** Like many towns in the West, the street system in Paonia was originally a series of dirt or gravel roads with horse access and then a common speed limit for cars and yield signs at key intersections. As roads have been paved, the traffic system has not formally evolved to control for speed or passthrough/commercial traffic routes. Neither has it formally incorporated other means of transportation such as biking or pedestrians. While surveys have shown that many people in Paonia ride their bikes to school, to do errands or to social outings, or reach the Mount Jumbo trail system, there are no designated bike lanes on Paonia’s streets. Likewise there are no dedicated bike paths nor bike lanes to connect town residents to Big B’s or other businesses along Hwy 133, nor to Volunteer Park on Mathews Lane which is heavily used for youth sport leagues and other activities. There is no continuous system of sidewalks or routes for residents to walk downtown or for children and youth to walk to school.

In addition to repairing and maintaining sidewalks, walkability and bikeability can be enhanced by dedicating routes and building new pathways for these modes of transport. In particular, there is a prime opportunity to support measures that encourage biking and walking along 3rd Street while funneling non-residential vehicle traffic to 2nd Street. 3rd Street is almost entirely residential east of Onarga Avenue and is already heavily used by pedestrians and cyclists accessing the parks and schools, while 2nd Street is currently zoned commercial and light industrial from Main Street to Oak Avenue. At a Town of Paonia Board meeting in June 2023, citizens requested ToP reduce the speed limit while improving signage and enforcement for safety purposes, particularly on 3rd Street and Rio Grande Avenue near Apple Valley Park. In addition, the Parks, Recreation & Trails Master Plan provides recommendations for a trail along Mathews Lane to improve safety and connectivity between Town and Volunteer Park. Clearly directing vehicular and non-motorized traffic along distinct, designated routes—supported by well-maintained sidewalks, and bike lanes, and trails; appropriate speed limits and signage,; and safe crossings—would improve safety and traffic flows through Town.

**AIRPORT:** The North Fork Valley airport is located 4 miles outside Paonia on Back River Road and is jointly owned by Delta County and the Town of Paonia. The airport currently services a low volume of local and recreational flights, with potential to offer connecting commercial flights to regional airports in the coming decade. The Town should work proactively with Delta County to understand the potential to develop the Airport as both an Enterprise account and as a source of tourism income for the area.

**RAILROAD:** The iconic coal train that runs through Paonia was inaugurated in 1902 as the North Fork Line of the Denver & Rio Grande Railroad. The route was built to service the coal industry, with the added benefit of serving the agricultural regions up and down the valley, including transport of fruit, cattle, and passengers. What is now the North Fork Branch of the Union Pacific Railroad is still utilized to export coal from the West Elk Mine in Somerset. The North Fork Branch connects Somerset to the City of Delta, where the North Fork Branch ties into the Montrose Branch. The Montrose Branch runs between the City of Montrose and the City of Grand Junction. There is precedent for the utilization ...closure date....

**BREAKOUT BOX: Key Takeaways from the 2020 CDOT Main St Revitalization Interim Report**

- Strong perception of inadequate parking on Grand Ave
- Lack of awareness of alternate parking options (side streets, public lots, etc.)
- General support for more trees, flowers, green space, benches, bike racks, and art in the downtown economic corridor

**PARKING & SIGNAGE:** A community survey from the 2020 CDOT-funded Main Street Revitalization study identified a strong perception of inadequate parking on Grand Ave coupled with a lack of awareness of alternate parking options (side streets, public lots, etc.) as one of the main limitations of the downtown business and creative district.

## **APPENDIX C, GOVERNANCE**

**GOVERNANCE:** Critical themes that have emerged through this comprehensive planning process are the professional development of directors and staff, modernization of internal business practices, increased transparency in budgeting, dedicated public communication, and transparent planning and execution of public projects. Management of the Town’s human resources, including updated job descriptions, professional licensure, incentivizing performance, and ensuring accountability all can further improve the effectiveness, efficiency, and reputation of the Town. Consistent enforcement of existing laws, codes and regulations will work to build trust in Town governance and accountability. Maintaining fully staffed and operational bodies such as the Planning Commission and Tree Board will support ongoing implementation and project execution. And exploring formal, feasible and legal ways to engage citizen volunteers will help to standardize Town processes for volunteer engagement while creating a platform to engage the human capital and expertise that exist within the community.

**COMMUNICATION:** Regular and professional communication outwardly to citizens via news letters and text messages, social media, local print media and other means of direct contact will help to counteract an old culture of the "rumor mill" as the primary source of information regarding Town workings, plans and other formal processes. Consistent management of Town logo's, letterhead and announcements will further help to solidify what is official Town business and what is not. Direct outreach to stakeholders for key Town Business planning and policy implementation will work to build trust and achieve desired outcomes.

**CITIZEN ENGAGEMENT:** Throughout the community engagement process for this Plan the community expressed its desire to support key areas where they have expertise or passion. The City of Fort Collins offers an outstanding model for formal citizen engagement which the Town of Paonia could explore adopting or adapting: through a strategic process working with a qualified 3rd party and the community, the Town of Fort Collins identified a mission to "promote volunteer involvement to improve services and create community" and created a Strategic Plan for Volunteer Engagement.

**INTERGOVERNMENTAL COLLABORATION:** Effective regionalism requires ensuring local plans and policies account for and coordinate with adjacent jurisdictions and other relevant regional stakeholders. To achieve the goals identified in this plan, to continue to develop our local capacity, and to take on the challenges associated with the restoration of Paonia's watershed, ToP should seek to designate official representatives to collaborate regularly with, and participate in, regional planning efforts.

This is a thoughtfully considered document. Very well done. Thank you so much for the time, energy and resources that went into creating it. I hope my few comments will be helpful.

1619

Paonia Master Plan Comment

24.3.9

Dear Paonia Master Plan Team,

Thanks so much for your work on this Master Plan for the Town of Paonia. For the most part I agree with the contents of the draft and applaud your efforts. I would like to address one aspect that appears to be missing, and that is mention of the natural night and the value of dark and starry night skies.

I see that many aspects of the plan are compatible with the natural night and dark sky principles. The culture and quality of life of the Town, the access to nature, and the amazing viewsheds are all mentioned. Dark skies are important for and contribute to many of the characteristics that have been identified in this draft. It is not something that should be omitted. I've seen it again and again where the natural night is not valued or protected and it is lost, in fact, it has happened to over 80% of places in the U.S., and the threat continues to grow, especially in our local area. The Master Plan should specifically state the value of this incredible and ever-more rare dark sky resource to help ensure that we preserve the natural night for now and future generations.

I live on one of the mesas on the outskirts of Paonia and the artificial lights from Paonia are quite noticeable, and hopefully do not get much brighter. One of the best aspects of living here is that we can still see the stars and the Milky Way. This is good not just for people, but also for the ecosystem which relies on the natural cycles of light and dark to exist and thrive. Many native pollinators are nocturnal, and these pollinators are devastated by artificial light at night. As a hub for sustainable agriculture, we should take care of our pollinators as best we can. Also most birds migrate at night and need natural darkness to survive. Riparian areas need natural darkness to be healthy. Virtually all wildlife studied is negatively impacted by artificial light at night.

I serve on the Board of Directors for Dark Skies Paonia. We have been working diligently for over 5 years to bring an International Dark Sky Community certification for the Town of Paonia, and because of our efforts, there is now a comprehensive lighting ordinance enacted by the Town. I have heard from many residents that the view of the night sky is one of the main reasons they have moved here. It is truly a treasured resource.

My main request is to please include dark skies and the natural night as a main vision, value and policy priority in the Master Plan. There are many places where dark skies fits, and I have made some suggestions in bold below, though these are just suggestions and I trust the Master Plan drafters will have the best language to express this. Dark Skies Paonia is the leader in dark sky protection in the North Fork Valley region, and is available to offer expertise as a stakeholder and subject matter expert for this Master Plan.

- It should be mentioned in the "Vision" - **the Town's dark and starry night skies sparkle above, and a view of the Milky Way is visible in many alleys and naturally dark places throughout town.** We are so lucky to have this!



- Under "Values" - Open space, agricultural land, and interconnection with nature **including the natural darkness and nocturnal ecosystem.**
- Under Policies :**POLICY LUF-X: Maintain the natural darkness, (dark skies) and nighttime view of the stars through responsible lighting practices.**
- Key Considerations: Identifying areas **where the nocturnal environment should be protected and/or restored. Also identifying areas where artificial light is needed for safety, and finding responsible lighting solutions where lighting is needed for safety.**
- The Town recently approved a 5-year plan to bring all Town-owned lighting into compliance. It would be in alignment with this lighting plan for the Master Plan to mention this.

Here is a list of news articles in the Delta County Independent documenting Paonia's dedication to protecting the natural night:

- **Delta County Independent**
  - **2024:** [Paonia approves changes in lighting, support letter for finalization of Dark Sky application](#)
  - **2022:** [New state program moves Paonia closer to possible Dark Skies designation](#)
  - **2022:** [Paonia passes ordinance to preserve their natural dark sky from artificial lighting](#)
  - **2021:** [Paonia has a new mural and bench](#)
  - **2020:** [Preserving dark skies in the North Fork Valley](#)
  - **2020:** [Paonia approves dark sky friendly lights](#)
  - **2019:** [Dark sky movement grows](#)

Thank you for considering this comment. I would be happy to have a conversation to talk about this more or and/or to help find the best language to use and where dark skies and preserving the natural night would fit in.

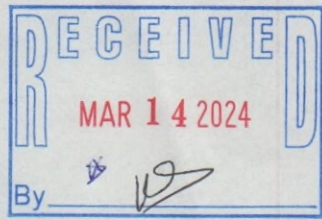
For the night,

Aaron Watson



*Milky Way over Paonia - 2022. Photo by Aaron Watson - Dark Skies Paonia*





Town of Paonia ~RE: Comprehensive Master Plan

Thanks for all the efforts each of you are putting towards intelligent sustainable growth for Paonia!!

I am writing in support of implementing & weaving Dark Sky Consciousness throughout the town's Comprehensive Master Plan in every spot we can.

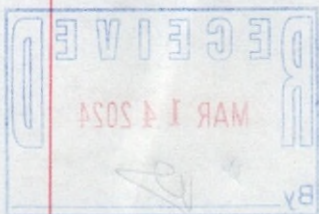
With Paonia's newly adopted lighting ordinance, I'd love to see beautiful pedestrian lighting added where best suited. Ridgway, Colorado has some great examples.

Dark Sky's Lighting Principles help protect not only humans health, working with the "rhythm or nature hormone" (Melatonin), but also the entire ecosystem of Life on Earth.

\* 70% of species are nocturnal & Paonia is still a dark place, less effected by human light at night & light pollution

It's exciting we have the chance to preserve the darkness we have. We have the opportunity to set the standard for healthy safe lighting now with the new knowledge that has come out.





I'd like it very much if when  
People arrive in Paonia, they can  
feel a reverence for the Night Sky and  
all that it contains. It's not only  
a balance link of light/dark but also  
a bridge to the larger Universe, our  
Ancestors, and so much more that can  
barely be expressed in words but is  
felt by all who are able to see it.  
Including Life, even the plants.

Sincerely,

Melisa Brady  
Paonia Resident & Business  
Owner ☺

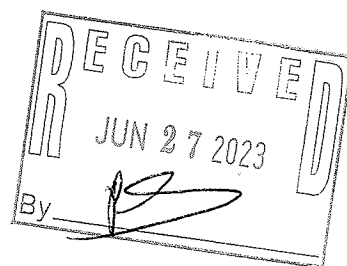


I value living in Paomia for its vibrant community. For its close ties to agriculture. I love how close to nature it is.

I would love to see the town have a walking mall down town on grand ave between 2nd and 3rd st. I think it would be inviting and would encourage people to stay, hangout and shop.

I would love to see the town become more walkable and likable. Finally I'd like to see a big push to encourage people to not buy vacation homes here and others who own space to rent it out to local workers. Perhaps an incentive program ~ if you rent to locals you get so much % of your town Bills? Would like to see more people my age here so perhaps attract a college to have an extension here.

I would like to see more green tourist businesses here. A public pool would be nice or rec. center for the teens.



Marc + Julie Bennett

357

1200 3rd Street #10, PAONIA CO 81428

Tel: 303-304-9178

Email: lifeisawesomell@gmail.com

1. What we value about living in Paonia?

- Quiet, low traffic, no stop lights, a sanctuary of sorts
- vibrant, diverse, friendly community, accepting
- access to hiking, biking, x-country skiing
- vibrant energy of art, concerts, music, activities, festivals
- sense of community + caring from neighbors + residents
- Paonia River park, Town Park, Poulos Park,
- Theater, engaged community,

2. Future vision of Paonia?

- maintain small town charm + specialness while improving infrastructure eg. roads, water, facilities
- downtown DOG PARK! possibly divided for large/small dogs.
- sponsored dog waste stations around Paonia (businesses can provide/sponsor)
- More attractive + tidy - homes to clean up junk
- a special hub / getaway from city life for visitors

3. What kind of business + recreation opportunities we want to see?

- DOG PARK Downtown (unused section of football field)
- Food truck area/nights (like Austin, Fredericksburg, Laredo) but may not be big enough
- bike/walking path to Big B's
- more bike lanes + routes
- restaurants, popups, food trucks - varied cuisines
- farm + table dinners, wine pairing dinners
- concerts in parks + wineries
- bike parking racks around towns + business eg. Don's, area in parking lot by police station



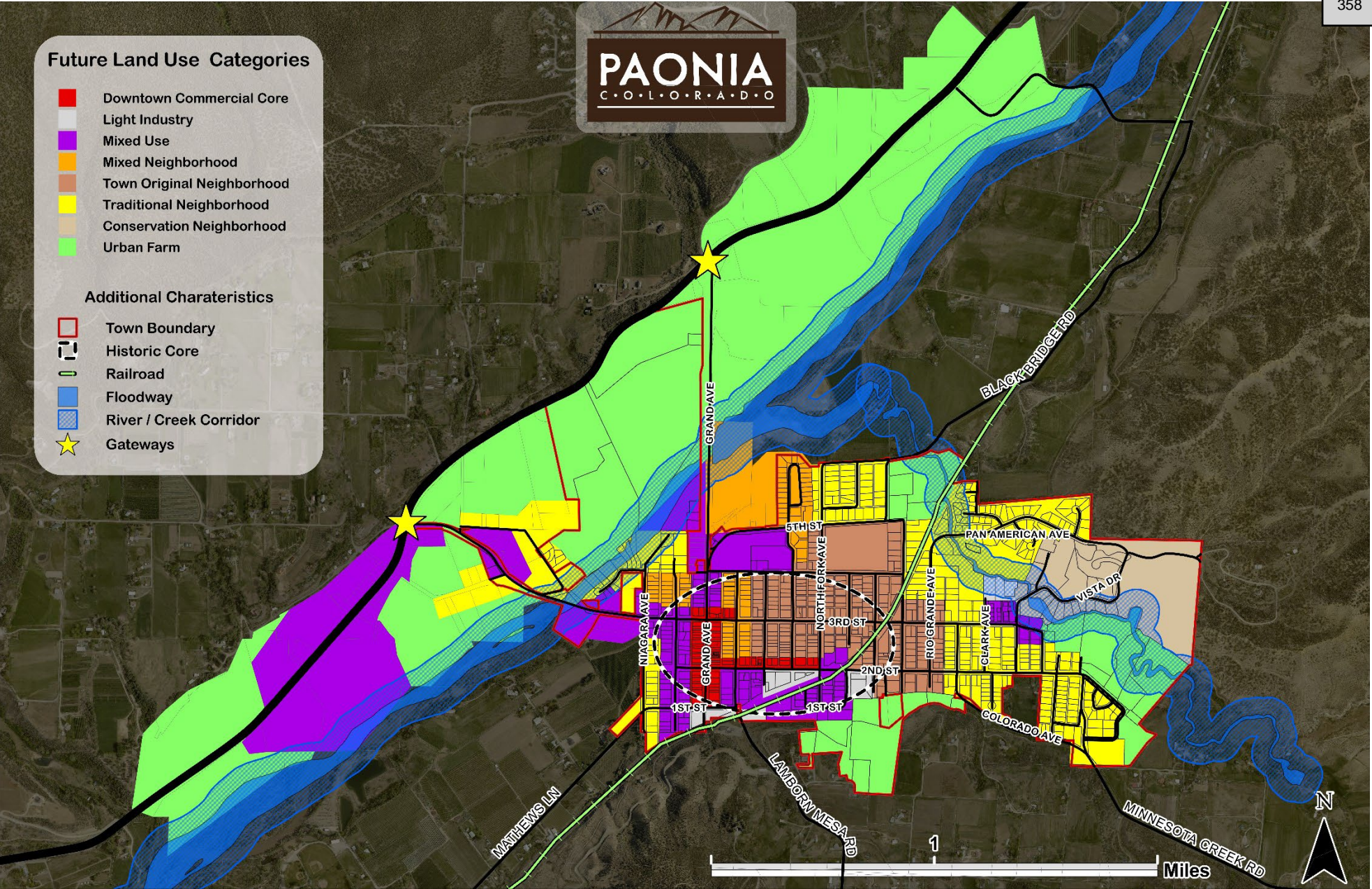


### Future Land Use Categories

- Downtown Commercial Core
- Light Industry
- Mixed Use
- Mixed Neighborhood
- Town Original Neighborhood
- Traditional Neighborhood
- Conservation Neighborhood
- Urban Farm

### Additional Characteristics

- Town Boundary
- Historic Core
- Railroad
- Floodway
- River / Creek Corridor
- ★ Gateways



| Comment Number | Page Number | Paragraph/Sentence Begins With | Comment/Question | Commentor | Included in Draft for Adoption? | Consultant Reasoning for Inclusion or Exclusion |
|----------------|-------------|--------------------------------|------------------|-----------|---------------------------------|---|
| 1              |             |                                |                  |           |                                 |   |
| 2              |             |                                |                  |           |                                 |   |
| 3              |             |                                |                  |           |                                 |   |
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| 8              |             |                                |                  |           |                                 |   |
| 9              |             |                                |                  |           |                                 |   |
| 10             |             |                                |                  |           |                                 |   |