



**TOWN OF PAONIA**  
**214 GRAND AVENUE**  
**THURSDAY, NOVEMBER 17, 2022 4:00 PM**  
**PLANNING COMMISSION MEETING AGENDA**  
[HTTPS://US02WEB.ZOOM.US/J/89925330307](https://us02web.zoom.us/j/89925330307)  
**MEETING ID: 899 2533 0307**  
**ONE TAP MOBILE**  
**17193594580**

**Roll Call**

**Approval of Agenda**

**Approval of Minutes**

*September 6, 2022*

*October 5th, 2022*

**New Business**

- 1.** Review RFP's to make recommendations to the Board of Trustees  
*PRR Proposal*  
*Kaart Proposal*
- 2.** Review Intergovernmental Agreement between Delta County Planning Commission and the Town of Paonia
- 3.** Discussion per JDS Hydro Memo about Post Water Moratorium Plans: Annual number of water taps released; in-town vs. out of town.

**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.

AGENDA SUMMARY FORM



Roll

Summary:

Vote:	Monica Foguth:	Mary Bachran:	Steve Clisset:
	Lyn Howe:	Dave Knutson:	

AGENDA SUMMARY FORM



Minutes

Summary:

[Large empty rectangular area for writing the summary of the meeting minutes.]

Vote:	Monica Foguth:	Mary Bachran:	Steve Clisset:
	Lyn Howe:	Dave Knutson:	

[Empty rectangular area for additional notes or comments.]

November 9, 2022

**Minutes**  
**Planning Commission Meeting**  
**Town of Paonia, Colorado**  
**September 06, 2022**

**RECORD OF PROCEEDINGS**

**Roll Call**

Mary Bachran

Monica Foguth

Lyn Howe

Dave Knutson

Steve Clisset

**Approval of Agenda**

Mary Bachran makes a motion, seconded by Steve Clisset, that they approve the agenda as is.

Motion Passes Unanimously

**Unfinished Business**

2. Paonia Comprehensive Master Plan Update

Discussion about requesting limited RFPs for someone to gather together all the Master Plan information and consolidate it.

Discussion about having more public input sessions as a part of information gathering since issues are constantly evolving in the community

Discussion about looking for local talent already familiar with community needs, to work on this project.

Mary Bachran makes a motion, seconded by Monica Foguth, to recommend to the Board to put out an RFP for a local person to write a summary of the Master Plan.

Motion passes unanimously

Dave Knutson expresses a need for transparency and making sure they are not violating Open Meeting Laws when sharing ideas and points for the RFP.

**New Business**

3. Review or Ordinance 2017-11 – Amending Town Code

Relocation of Certain Sections of Zoning Chapter 16 regulations to Building Chapter 18.

Town Administrator Ferguson provides a summary for why it was moved from one chapter to another and what started the discussion to move them back (request from Ms. Suzanne Watson)

Discussion ensues about some of them being more appropriate to building than zoning.

Monica Foguth makes a motion, seconded by Mary Bachran, to have Steve Clissett review Ordinance 2017-11 and give his notes to Town Administrator/ Clerk Ferguson.

Steve Clissett makes a motion to amend the main motion , seconded by Monica Foguth that the whole Planning Commission look over the ordinance and the Chapter and make suggestions for what should be moved an what shouldn't and bring it back to the next meeting.

Motion to amend passes unanimously

Main motion passes unanimously

**Adjournment**

\_\_\_\_\_  
Samira M Vetter, Town Clerk

\_\_\_\_\_  
Monica Foguth, Chair

**Minutes**  
**Planning Commission Meeting**  
**Town of Paonia, Colorado**  
**October 05, 2022**

**RECORD OF PROCEEDINGS**

**Roll Call**

Mary Bachran

Steve Clisset

Lyn Howe

Dave Knutson

Absent: Monica Foguth

**Approval of Agenda**

Mary Bachran makes a motion, Seconded by Lyn Howe to approve the agenda

Motion passes unanimously

**Unfinished Business**

1. Follow-Up Regarding Master Plan Update Request for Proposals  
Changes: Lyn Howe brings up rewording the RFP using ‘revise’ or ‘revisions’ instead of ‘review’ under 2.1: ‘two to three draft plans will be reviewed...’ thinks it isn’t clear about what it is they are wanting.

Dave Knutson states this wasn’t quite what he was wanting, since he wanted to recruit a local as opposed to a large firm for this project. Would like to rewrite this to be more slated to this end if Planning Commission agrees. Discussion ensues about the pro’s and con’s and winnowing process.

Steve Clisset makes a motion, seconded by Lyn Howe, that the planning commission have a meeting Thursday November 17<sup>th</sup> 3-5pm, to assess the proposals that have been opened.

Motion Passes unanimously



2. Review of Ordinance 2017-11 – Amending Town Code

Relocation of Certain Sections of Zoning Chapter 16 Regulations to Building Chapter 18

Chapter 18-Article 6- Signs, 18-7-50 should be moved back to Chapter 16- Zoning.

18-7-16 through 1-7-100 should remain in Chapter 18-Building

Chapter 18 Article 7- Flood Damage Protection, Division 1- General Provisions; Division 3- Provisions for Flood Hazard Reduction and Division 4 -Penalties, should be returned to Chapter 16, Zoning.

Division 2 – Administration, the members could not make a determination on

Chapter 18- Article 8 – Supplementary Regulations should be returned to Chapter 16, Zoning

Chapter 18 – Article 9- Accessory Building Structures and Uses, should be rewritten such that the permitted use be placed in Chapter 16, Zoning and the construction of the physical structure be kept in Chapter 18, Building.

Chapter 18 – Article 10 Building permit and Site Review/ Plan Review Requirements should remain in Chapter 18.

**New Business**

**Adjournment**


Steve Clissett makes a motion, seconded by Lyn Howe to adjourn

Motion Passes Unanimously

\_\_\_\_\_  
Samira M Vetter, Secretary

\_\_\_\_\_  
Dave Knutson, Chair

AGENDA SUMMARY FORM

	Review RFP's to make recommendations to the Board of Trustees
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Summary:

Possible Motion:

Motion by: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_ vote: \_\_\_\_\_

Vote:	Trustee Knutson	Trustee Markle	Trustee Smith
Trustee Stelter	Trustee Valentine	Trustee Weber	Mayor Bachran (Tie)



# TOWN OF PAONIA MASTER PLAN UPDATE 2022

**PROPOSAL**  
November 14th, 2022

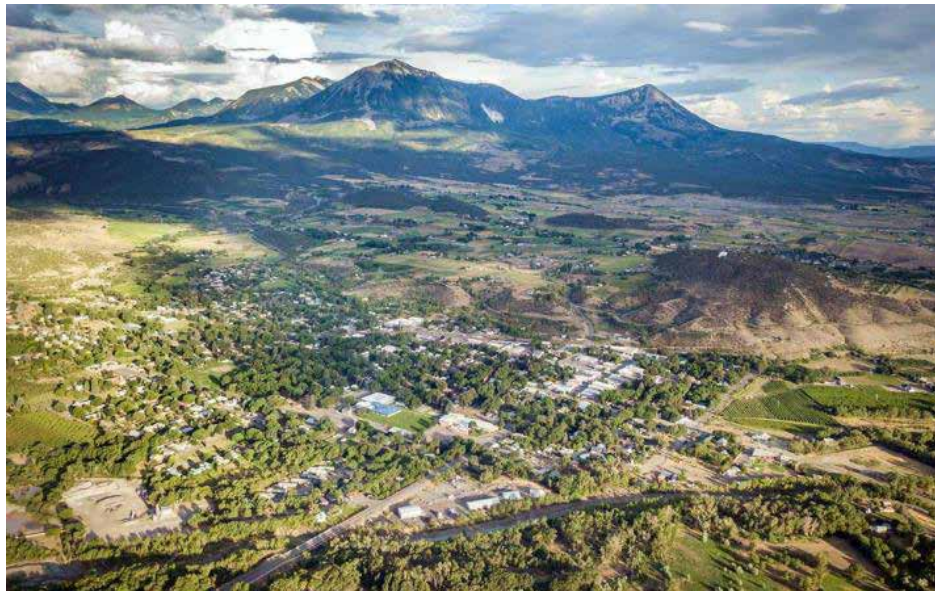


Photo credit: Ben Lehman

## **PROJECT TEAM**

**PHOENIX RISING RESOURCES, LLC**

**Calla Rose Ostrander**

1200 3rd St Unit #1 | Paonia, CO 81428

970-201-3134 (cell) | callarose@gmail.com

**Marissa Mommaerts, Project Lead**

## **CONSULTANTS**

**Scott Brown**

**Molly Wheelock, Studio MW**

**Mara Mantoiu, Studio MW**

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Town of Paonia  
c/o Mary Bachran  
214 Grand Ave  
Paonia, CO 81428

November 14, 2022

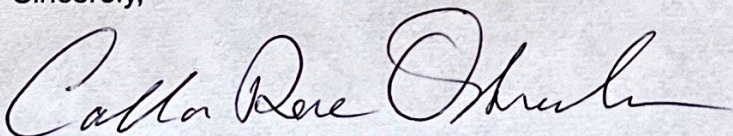
Dear Mayor Bachran and Town of Paonia Board of Trustees,

Thank you for considering our proposal to update the Town of Paonia's Master Plan. We have gathered a great team of professionals with complementary skill sets who are local to Paonia. We will analyze and summarize existing relevant documentation, engage with the public, and work with the Town to produce a clear and concise update to the Master Plan. Calla Rose Ostrander of Phoenix Rising Resources, LLC (PRR) is the lead applicant, and the project will be led by Marissa Mommaerts. Additional support will be provided by Molly Wheelock and Mara Mantoiu of StudioMW and Scott Brown.

We agree to the scope of work outlined in the RFP during the timeline specified, including: conducting background research; organizing a kickoff meeting with key stakeholders; conducting a series of interviews, focus groups, and town meetings (community engagement sessions); soliciting feedback from the Town and public on 2-3 revisions of the draft Master Plan; and producing a final Master Plan which will be submitted to the Town along with electronic files and graphics by June 30. The final plan will include an introductory chapter with a very brief history of the Town, community vision and objectives, goals and policies, and a growth framework attempting to balance the need to accommodate future growth with the need to protect the distinct character and quality of life of the community.

This proposal serves as an irrevocable offer of engagement covering the project time period of November 28, 2022 to June 30, 2023. We are uniquely qualified to lead Paonia's Master Plan update because of our combined experience in municipal government planning, community design and resilience, and participatory facilitation. Most of all, our relationship to and care for this community have brought us together for this project and we wish to support the town we live in and love dearly. We are deeply invested in protecting the way of life that makes Paonia so special while ensuring a high quality of life for current and future residents.

Sincerely,



Calla Rose Ostrander  
Phoenix Rising Resources, LLC

# TECHNICAL PROPOSAL

## A. INDEPENDENCE

### **MARISSA MOMMAERTS, Project Lead**

Project Lead Marissa Mommaerts operates independently from the Town of Paonia and has never been employed or paid by the Town of Paonia. Marissa's spouse, Jeremiah Garcia, has been employed by the Town of Paonia since February 2023. Jeremiah's employment with the Town will not constitute a conflict of interest because Jeremiah is currently employed in an entry-level position in the Public Works Department with no decision-making authority regarding this proposal.

In their capacities as private citizens and volunteers Marissa and Scott Brown met separately with 3 trustees (Dave Knutson, Rick Stelter and Mayor Mary Bachran) as a follow up from the June 25th Town of Paonia public strategy session to discuss how the nonprofit Fertile Edge Community Land Trust could support the Town in addressing its affordable housing needs. These were preliminary, big-picture conversations to gather input and help us understand how the Town is thinking about housing issues. Trustee Dave Knutson has since joined the Board of the Fertile Edge Community Land Trust. When this RFP was posted, Marissa and Scott ceased meeting with Trustees to avoid any potential conflicts of interest.

### **CALLA ROSE OSTRANDER, Project Analyst, Policy & Public Communications**

Calla Rose does not currently and has not worked for the Town of Paonia. In her capacity as a private citizen and volunteer she did meet with Mayor Mary Bachran to speak about already public documents related to the Town of Paonia's water system in efforts to try and support the discovery of potential philanthropic and federal funding. This volunteer project did not continue past the initial meeting.

### **SCOTT BROWN, Meeting Facilitation, Strategic Support**

Scott Brown, founder of Active Peace, LLC does not currently and has not worked for the Town of Paonia. Other than what's referenced above he has not met with nor lobbied any Town of Paonia Trustees.

### **MOLLY WHEELOCK, Housing & Planning Consultant, Graphics Lead**

Molly Wheelock is not currently contracted or consulting with the Town of Paonia. In 2020, she was contracted to support the Revitalizing Main Streets grant and Grand Ave. improvements.

### **MARA MANTOIU, Graphics and Master Plan formatting**

Mara Mantoiu does not currently and has not worked for the Town of Paonia. She has not met with nor lobbied any Town of Paonia Trustees.

## **B. APPLICANT QUALIFICATIONS AND EXPERIENCE**

### **MARISSA MOMMAERTS, Project Lead**

Marissa is a policy analyst, technical writer, and strategic planner with a decade of experience supporting communities across the US to build resilience to economic, ecological and social challenges. She will manage the Master Plan process including research and analysis, stakeholder and community engagement, and Plan production and review.

### **CALLA ROSE OSTRANDER, Project Analyst, Policy & Public Communications**

Calla Rose Ostrander has worked in the field of community planning and policy related to climate change from 2005-2014 and has spent the last 8 years in the agriculture, natural resource and organic materials management sectors. For this project she will be focusing on supplying technical analysis and synthesis for areas related to natural resources, green spaces, and waste and water utilities. She will also serve as a public facing policy and science communicator and provide general strategic support for the project.

### **SCOTT BROWN, Meeting Design and Facilitation, Strategic Support**

Scott Brown is a mediator and restorative justice practitioner, a workshop leader, life and relationship coach, transpersonal psychologist and author. Scott will provide meeting design and facilitation and contribute to overall strategy, analysis and documentation.

### **MOLLY WHEELLOCK, Housing & Planning Consultant, Graphics Lead**

Molly is the Principal of Studio MW, based in Paonia, CO. A Colorado native, she has worked throughout the Southwest on housing, energy efficiency, and neighborhood planning with multiple private and public clients. She will consult with the team on the overall Master Plan language, format and graphics, and provide support to meeting facilitation.

### **MARA MANTOIU, Graphics and Master Plan formatting**

Mara is a designer with international experience in participative design and affordable housing design and planning. She will be responsible for formatting the final document, as well as providing editing and graphics support during the entire process.

# MARISSA MOMMAERTS

Marissa has a Masters in International Public Affairs from the University of Wisconsin - Madison LaFollette School of Public Affairs and is a strong technical writer and policy analyst. In her roles as National Network Organizer and Assistant Director at Transition US, a national nonprofit organization, Marissa has supported, collaborated with and facilitated community groups and sessions around a variety of topic areas including affordable housing, food and energy systems, emergency preparedness, and community cohesion. The principles that guide the American Planning Association's Sustaining Places Framework (Livable Built Environment, Harmony with Nature, Resilient Economy, Interwoven Equity, Healthy Community, and Responsible Regionalism) are central to Marissa's work building local resilience to economic, ecological, and social challenges.



## PROJECT EXPERIENCE

### **Transition US National Network Assessment**

Evaluation + Strategy

Led participatory processes & produced final report

### **Community Resilience World Cafe**

Sebastopol, CA

Community engagement for Sebastopol Master Plan (volunteer)

### **US Millennium Challenge Corporation**

Evaluation

Masters Capstone Project for US Federal Agency

### **Report: 25 Enterprises that Build Resilience**

Transition US

Research & Author

### **Report: Weaving the Community Resilience & New Economy Movement**

Post Carbon Institute

Research & Author

## EDUCATION

### **Masters of International Public Affairs**

University of Wisconsin - Madison  
LaFollette School of Public Affairs

### **Bachelor of International Studies**

University of Wisconsin-Madison

### **Art of Hosting**

Art of Participatory Leadership  
Training

### **Permaculture Design Certificate**

## CONTACT

1221 2nd St  
P.O. Box 651  
Paonia, CO 81428

(970)312-7489 (cell)  
mmommaerts@gmail.com



# CALLA ROSE OSTRANDER

Principal, Phoenix Rising Resources, LLC

Calla Rose Ostrander has a BA in International Political Economy and minor in Environmental Science from the University of Puget Sound. She worked in climate planning for the City of Aspen and the City and County of San Francisco for nine years and has spent seven years scaling up the intersectional model for soil health adoption in agriculture developed by the Marin Carbon Project with funding from various family foundations and government entities. She most recently served a year appointment with the California Natural Resources Agency as the Natural and Working Lands Climate Coordinator, a position created at the behest of First Partner Jennifer Swibel-Newsom.



## PROJECT EXPERIENCE

### Aspen Climate Action Plan

City of Aspen, Colorado

Project Lead

Conducted research, managed contractors, engaged with community, city staff and city council members to create the first Climate Action Plan for the City of Aspen.

### Aspen Climate Resilience Plan

City of Aspen, Colorado

Project Coordinator

Worked closely with city management and the Aspen Global Change Institute to support the production of the first Climate Resilience Plan.

### San Francisco Climate Planning

City and County of San Francisco, California

Project Coordinator & Manager

Led development for the second generation community climate action plan and first time implementation of internal agency/department climate planning.

### Natural & Working Lands Climate Smart Strategy

State of California, Remote Project Coordinator

Project Management and Policy Implementation + Plan Development and Public Communication. Worked with Deputy Secretaries from five California State agencies, interagency science and policy teams and public stakeholders to produce the N&WL Climate Smart Strategy and operationalize California Governor's Executive Order 82-20.

## EDUCATION

### Bachelor of Arts

University of Puget Sound

### 2005-2006 Fellow

Rocky Mountain Institute

### Certification of Completion, The Foundations of Venture Capital

Columbia University

## CONTACT

1200 3rd St Unit #1  
Paonia, CO 81428

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callarose@gmail.com  
www.linkedin.com/in/  
calla-rose-ostrander-1201126

# SCOTT BROWN

Scott Brown is a mediator and restorative justice practitioner, a workshop leader, life and relationship coach, transpersonal psychologist and author. He has worked as a restorative justice program coordinator, a wilderness rites of passage guide, and as a mentor to youth both in and out of the criminal justice system.

Scott is the author of *Active Peace: A Mindful Path to a Nonviolent World*. He holds a master's degree from Naropa University in transpersonal psychology and ecopsychology and has comprehensive training in Nonviolent Communication and body-centered psychotherapy. He is steeped in the foundations of creating prosocial, collaborative groups.



## EDUCATION

**Masters Degree, Transpersonal and Ecopsychology**  
Naropa University, Boulder, CO

**Bachelor of Science, Environmental Studies**  
San Jose State University, CA

**40-hour Mediation Training**

**Comprehensive training in Non-violent Communication**  
Living Compassion Course with Robert Gonzales, Portland, OR

**Facilitator training** in Prosocial

**Comprehensive training** in the Hakomi Method of Psychotherapy

## PROJECT EXPERIENCE

Scott has an extensive background in in-person and online group process design and facilitation. His methods support healthy communication and interpersonal dynamics and help to transform conflict into constructive growth opportunities.

Scott has designed and facilitated many trainings and webinars. Most recently Foundations of Restorative Process and Active Peace Circle Training (Levels 1 and 2). He has also facilitated interpersonal healing processes for groups using the restorative justice-based Active Peace Circle process.

## CONTACT

316 Oak Ave.  
P.O. Box 1676  
Paonia, CO 81428

(720) 565-9388 (cell)  
Scott@4activepeace.com  
www.4activepeace.com

# MOLLY WHEELOCK

Principal, Studio MW, LLC

Molly is the Founder and Principal Designer of Studio MW, based in Paonia, Colorado and serves the 4-corners region. Molly specializes in custom residential design and neighborhood planning and is experienced in managing private, commercial, tribal and government design projects. She has led design and engineering teams through complex planning and development processes and facilitated several public process planning endeavors and consensus building workshops. Her ethics put people and the environment first to create an inclusive and responsive design process.

## PROJECT EXPERIENCE

### **Town of Hotchkiss Remodel** Hotchkiss, Colorado

Existing building survey and interior design for new town services and police station layout

### **Virginia Street Townhomes - Habitat for Humanity**

Idaho Springs, Colorado

8 unit attainable housing in historic mining district.

### **Greenway Village - Habitat for Humanity**

Dumont, Colorado

Active senior living community with community center.

### **Eagles Rise Ranch & Equestrian Training Facility**

Snowmass, Colorado

20 acre working ranch and residence near Aspen, Colorado. 7 building campus.

### **Kaibab Paiute Tribe: Headstart, Housing & Energy**

**Efficiency Survey** Pipe Springs, Arizona

Designed and oversaw construction of a renovated Headstart pre-school facility. Led an energy efficiency survey of existing housing. Facilitated public process planning meetings with the community for new housing and community visioning.

### **Hatch Town Hall, Community Center, & Fire Station**

Hatch, Utah

New town hall and community center in central Hatch. Energy efficiency and renewable energy refit to the existing fire station. ARRA grant.



## EDUCATION

### **Bachelor of Architecture**

Rhode Island School of Design

### **Bachelor of Fine Arts**

Rhode Island School of Design

### **2020-2021 Fellow**

Colorado AIA Christopher Kelley Leadership Development Program

### **SMART Practice (current)**

Business of Architecture

### **A/E/C Project Management**

PSMJ Resources, Inc

## CONTACT

136 Grand Ave.  
P.O. Box 1087  
Paonia, CO 81428

303-910-4557 (cell)  
molly@studiomwarch.com  
www.studiomwarch.com

# MARA MANTOIU

**Project Manager, Studio MW, LLC**

Mara is a Romanian national, currently living in Chile. Her professional experience stretches over 9 years and includes residential and commercial buildings in Colorado and in Chile, as well as affordable housing planning and design. She lived in the Paonia area between 2013 – 2019, during which time she focused on local residential design, public furniture and landscape design. She designed part of the public site furnishings that were installed in Downtown Ridgway in 2016, and Silver Leaf Cohousing in Paonia prior to joining Molly Wheelock and Studio MW in 2018.



## EDUCATION

**Bachelor of Architecture**  
Universidad Católica de Chile  
Santiago, Chile

## PROJECT EXPERIENCE

**Silver Leaf Cohousing** Paonia, Colorado  
12 unit cohousing including a community house and community garden

**Ridgway Downtown Furnishings** Ridgway, Colorado  
Urban furniture (7 benches 5 planters) installed in the historic downtown

**Howe Residence** Paonia, Colorado  
Strawbale single family residence

**Hoyer Residence** Delta County, Colorado  
1850 sq. ft. single family residence

**“Valle Sur” Building Huechuraba** Santiago, Chile  
162 unit apartment building and commercial space in the Santiago business district

**PIS Coquimbo II** Coquimbo, Chile  
72 unit affordable housing development in Coquimbo historic district

## CONTACT

Av. Pocuro 2202 depto 403  
Providencia  
Santiago, Chile

+56 944 801 507 (cell)  
mara.mantoiu@gmail.com

## C. SIMILAR ENGAGEMENTS WITH OTHER GOVERNMENT ENTITIES

### PHOENIX RISING RESOURCES, LLC

**Natural & Working Lands Climate Smart Strategy** - California Natural Resources Agency Project Management and Policy Implementation Plan Development and Public Communication.

Worked with Deputy Secretaries from five California State agencies, inter-agency science and policy teams and public stakeholders to produce the N&WL Climate Smart Strategy and operationalize California Governor's Executive Order 82-20.

**Contact:** Amanda Hansen - Climate Change Deputy, California Natural Resources Agency  
Amanda.Hansen@resources.ca.gov • 916.397.2313

**Nature Based Climate Solutions Planning for Urban Communities** - Urban Sustainability Directors Network & Trust for Public Land Project Management | Process and Planning Guidelines | GHG Calculator Development. Worked closely with six national cities (Fayetteville ARK, San Louis Obispo CA, San Francisco CA, Cleveland OH, Boulder CO, Austin TX) to develop unique organic materials management plans for each city and a universal planning process for organic materials management with accompanying urban climate action calculator.

**Contact:** Brett KenCairn - Director of Sustainability, City of Boulder  
KenCairnB@bouldercolorado.gov • 970.846.7344

**Compost Facility Assessment & Rancher/Farmer Engagement** - Boulder County Project Management | Community Process & Phone Surveys | Technical Assessment | Estimated Soil Health & Climate Benefits. Surveyed over 40 private farmers and ranchers to assess current use patterns and perceptions related to compost, other organic amendments, and NPK application. Worked closely with EcoCycle to support a proposal for location, equipment and site design, and feedstock and end market evaluation for a proposed County Compost Facility.

**Contact:** Dan Match - Director, EcoCycle  
dan@ecocycle.org | 303.961.2683

### STUDIO MW, LLC

**Blue Spruce Habitat for Humanity** - Evergreen, Colorado

Serving western Jefferson County, Clear Creek County and parts of Park County

Project Manager | Design Services | Public Engagements | Planning Research & Community Outreach. Studio MW was contracted by BSHFH from 2017-2021. We provided design and planning services on multiple projects throughout Clear Creek County. We are not currently contracted for any projects with Blue Spruce Habitat for Humanity.

**Contact:** Kathleen O'Leary - Executive Director, Blue Spruce Habitat for Humanity  
koleary@bluesprucehabitat.org • 303.520.3703

## D. SPECIFIC APPROACH

### SUMMARY:

Our approach to the Master Plan will balance thorough analysis of existing materials with targeted stakeholder and community engagement to produce useful and actionable recommendations. **Our focus is on synthesis, clear communication, and identifying opportunities for implementation and choices for acting on those opportunities.** The final Master Plan will put forward a clear growth framework and strong implementation plan aimed at addressing the Town’s key issues. The Master Plan will be customized to the unique characteristics of Paonia and guided by the American Planning Association’s “Sustaining Places Framework: Best Practices for Comprehensive Plans” framework and standards recommended by the State of Colorado’s Department of Local Affairs.

### METHODOLOGY:

We recognize that extensive community engagement has already occurred over the past decade and that with urban-rural migration exacerbated by the pandemic and opportunities for remote work, now is a new time for the Town of Paonia and the surrounding area.

The Colorado State Demographer’s office projects the population of Delta County will increase by 41% by 2050, yet the state also projects a water shortfall of up to 30% during that same time frame. To adequately plan for a resilient future for Paonia, the Master Plan will need to look 30 years into the future and identify clear benchmarks for the next decade including specific goals, objectives, policies and actions identified with an emphasis on short-term opportunities and choices that can create more stability and resilience for Paonia in the longer 30 year term.

Our goal is to develop a Master Plan that identifies the Town’s most pressing needs and builds community cohesion, at the same time taking into account capacity and resource restraints and suggesting creative approaches to achieving shared goals. Our stakeholder and community engagement processes will serve to inform key stakeholders within the Town of Paonia government and the community in order to build shared understanding of and readiness to move from vision and planning into implementation. Ultimately, we see the Master Plan process as an opportunity to increase education on the opportunities, challenges and choices Paonia faces, and to facilitate pathways for action that move the Town forward on key issues.

We understand that developing a shared vision for the future of Paonia which balances preserving our rural way of life with maintaining vital infrastructure and services is an essential outcome for this process. We are committed to a transparent and accessible process resulting in a clear summation of existing materials and a Master Plan that addresses our community’s most important challenges.

Our team will utilize a combination of extensive background research and analysis, 10+ interviews with Town elected officials and staff, 3-5 meetings with Town Boards & Committees, 5 technical expert focus groups, and a series of 2-3 public community engagement sessions. All community engagement sessions, focus groups, and interviews can be conducted either live or virtually, or in combination.

3. Community engagement sessions will build upon the results of past public engagement efforts along with new and current research and analysis. There are two goals for the community engagement sessions. The first is to educate the public on the existing information the Town has already collected, and the challenges, opportunities and choices the Town faces. Our second goal is to solicit strategic input from the community. We will seek to build community cohesion around thoughtfully identified questions that are essential to the future of our town: for example, *“Which strategies should the Town of Paonia adopt to preserve the distinct character and quality of life of our community? What are the barriers and the opportunities?”* We will consider strategies to increase accessibility and participation in public engagement, including hosting events in alternate venues like the Senior Center, American Legion, The Blue Sage or a local restaurant that feels safe and inviting to diverse segments of the population. In addition, we will provide other avenues for public input including a dedicated email address for comments and letters and social media posts and fliers to educate the community about the Master Plan process.

Technical focus groups will be small but diverse, composed of experts in their fields (i.e. public utility management, community wildfire preparedness, etc.). These experts may be local stakeholders or part of our team members’ wider professional networks, and will provide feedback on relevant Master Plan elements on a voluntary basis. We will ask technical experts to advise on funding sources and strategies, zoning and policies, and opportunities for implementation. Outcomes of these focus groups will help to inform issues and questions brought to the wider public consultation.

The Town of Paonia Master Plan will include the following elements: recreation and tourism (as required by statute), land use, infrastructure, water supply and management, economic development, affordable housing, environment, parks and open space, natural and cultural resources, hazards, capital improvements, transportation, energy, urban design, and efficiency in government. To align with the Town’s request for a short and concise Master Plan, we propose organizing these elements into 6 streamlined categories:

- 1) Culture, Character, Tourism & Recreation
- 2) Water & Infrastructure
- 3) Economic Development
- 4) Growth Framework: Housing & Land Use
- 5) Risks, Resilience & Emergency Preparedness
- 6) Efficiency in Government

To increase community understanding of, and support for, of the Master Plan, we will offer separate, easily-digestible public presentations of each section of the draft Master Plan. This process will also inform edits to these first drafts which will subsequently be presented to the Town Trustees in two more rounds of editing as required by this RFP.

**DELIVERABLES:**

- 2-3 public community engagement sessions
- 5 technical/expert focus groups (1. Water 2. Housing 3. Economic Development 4. Risks, Resilience & Emergency Management 5. Effective Governance)
- 3-5 Meetings with Town Boards & Committees
- 10+ individual interviews with Town elected officials & staff
- Dedicated email address to receive public comments
- Fliers & social media posts to alert public of Master Plan process
- Phased release of key report sections prior to public review period
- Final Master Plan with:
  - \* Introductory chapter with brief history of Paonia
  - \* Community vision and objectives
  - \* Goals and policies
  - \* Growth Framework
  - \* Action Plan
  - Relevant Maps and Graphics
  - Bibliography



### PROJECT TIMELINE:

*\* Timeline is subject to change based on Town review and approvals and unforeseen existing conditions. An estimation of hours per task is available upon request.*



## **E. QUALITY CONTROL**

*Our team has formed specifically for this project and does not have a pre-existing external quality control review report. We have provided individual professional references, as well as a reference letter for Marissa Mommaerts. Additional reference letters can be made available upon request.*

### **PHOENIX RISING RESOURCES, LLC**

Brett KenCairn - Director of Sustainability, City of Boulder  
KenCairnB@bouldercolorado.gov • 970.846.7344

Amanda Hansen - Climate Change Deputy, California Natural Resources Agency  
Amanda.Hansen@resources.ca.gov • 916.397.2313

John Wick - Co-Founder Marin Carbon Project  
johnwick@sonic.net • 415.450.1356

Dan Richardson - Former Mayor of Carbondale  
richardson@rof.net

### **MARISSA MOMMAERTS**

Jessica Alvarez Parfrey – Executive Director, Transition US  
jess@transitionus.org • 951.795.5513

Ayako Nagano – Board President, Transition US  
ayako@midorilaw.com • 510.717.1420

Trathen Heckman – Executive Director, Daily Acts Organization, Petaluma, CA  
trathen@dailyacts.org • 510.717.1420

Sari Steuber- Transition Town Media, PA  
sari@steuber.com

### **SCOTT BROWN**

Cindy Levine - participant in Active Peace workshops and relationship coaching sessions, contract support for the Active Peace website  
cindy@saraswatisolutions.com • 843.222.4965

Deborah Holder - participant in Active Peace workshops and relationship coaching sessions  
dholder123@gmail.com • 303.625.3979

John Ehrhart - former business partner and long-time friend  
john@coloradols.com • 720.530.3710

3.

Roger Briggs - founder, The Planet Project  
rpbriggs17@gmail.com • 303.990.2787

## **STUDIO MW, LLC**

Kathleen O'Leary - Executive Director, Blue Spruce Habitat for Humanity  
koleary@bluesprucehabitat.org • 303.520.3703

Dr. Peter Stempel - Architect, Penn State University, Stempel Form PC, Form Tomorrow, 501-3c  
pstempel@gmail.com • 435.668.8348

## **MARA MANTOIU**

Frederick Zimmer - Builder, Elemental Design + Build, Paonia CO  
frederick@elementaldb.com | 970.497.9477

Cynthia Hoyer - former client  
choyer4801@gmail.com



**Dear Sir or Madam;**

My name is Aya Nagano, and I am a Managing Attorney for a boutique law office called Midori Law Group in California. I am also chair of the board at Transition US, where I've worked alongside Ms. Marissa Mommaerts over the past eight years. Marissa served as Transition US's lead National Network Organizer during that time.

The Transition Town movement was born in England as a permaculture-based social movement, encouraging community organizers to hone our skills and organize at the municipal levels. Over the years, we've encouraged our supporters to work with municipal governments to affect global issues such as climate change. Transition US is the US hub of the transition network of 1000 communities worldwide, and 50 initiatives within the U.S.

Moreover, Marissa has been leading Transition US's consultation work with municipalities, and I believe her skills, experience, and connections with local communities makes her well-positioned for leading a Master Plan update for municipalities.

I will vouch for her professionalism, her humility, and her intelligence. She brings her A game to every conversation, yet does not push her viewpoint onto others. She is a skilled organizer in that she gives community members the space to arrive at their own conclusions, she does not push when a typical organizer might get frustrated. She stewarded the development of a three year long strategic plan for Transition US; it was not an easy task to organize the very opinionated permaculturalist community organizers who were all community leaders in their own right. She understands the invisible efforts of unpacking baggage when relating to communities. In the end, relationships matter.

Through the many years I have worked with Marissa, I have relied on her as if she were the rock of Gibraltar – she simply holds our community together by her modest presence. We trust her and love her. We love and value her so much that we whole-heartedly congratulate her in advancing her skillsets working with municipalities, even if that means she will be absent from Transition US during that time. The world needs more people like Marissa - patient, articulate, and strategic.

I have a lot more positive things to say about Marissa - please feel free to call me at 510-717-1420 (pls text me first) or e-mail me @ [ayako@midorilaw.com](mailto:ayako@midorilaw.com) should you have any questions. I am most happy to support her, as she has supported me and others thru the many years we've worked together.

Warm regards,

Aya

## F. BID COSTS

### PROJECTED BUDGET

Dec 2022 - June 2023

Budget Category	Q4 2022	Q1 2023	Q2 2023	TOTALS
<b>Project Management &amp; Administration</b>				<b>\$8,885.00</b>
Kick Off Meeting	\$1,250.00			\$1,250.00
Project Management	\$1,000.00	\$3,000.00	\$2,000.00	\$6,000.00
Virtual Project Management Program	\$55.00	\$165.00	\$165.00	\$385.00
Administration & Budget Reporting	\$250.00	\$500.00	\$500.00	\$1,250.00
<b>Composing the Master Plan</b>				<b>\$42,750.00</b>
Background Research & Analysis	\$5,000.00	\$7,500.00		\$12,500.00
Technical Focus Groups		\$5,750.00	\$1,000.00	\$6,750.00
Plan Outline & Writing	\$1,000.00	\$6,750.00	\$5,000.00	\$12,750.00
Revisions			\$4,750.00	\$4,750.00
Plan Formatting, Design & Editing		\$3,000.00	\$3,000.00	\$6,000.00
<b>Stakeholder Participation</b>				<b>\$15,050.00</b>
Planning & Design for Public Sessions		\$3,250.00	\$2,000.00	\$5,250.00
Facilitation & Event Support for Public Sessions		\$2,600.00	\$1,300.00	\$3,900.00
Meetings w/ ToP Boards & Commissions		\$3,000.00		\$3,000.00
Interviews w/ ToP elected officials & staff		\$2,000.00		\$2,000.00
Public Review of Draft Plan		\$750.00	\$150.00	\$900.00
<b>Miscellaneous Expenses</b>				<b>\$1,000.00</b>
Printing and Promotional Materials		\$750.00	\$250.00	\$1,000.00
<b>Total Costs by Quarter</b>	<b>\$8,555.00</b>	<b>\$39,015.00</b>	<b>\$20,115.00</b>	
<b>Total Project Cost</b>				<b>\$67,685.00</b>

## G. MANUAL SIGNATURE

*Calla Rose Ostrander*

11.14.2022

Calla Rose Ostrander, Phoenix Rising Resources, LLC

DATE

## WARRANTIES

The successful applicant shall indemnify and save harmless the Town against any and all damages to property or injuries to or death to any person or persons, including property and employees or agents of the Town, and shall defend, indemnify and save harmless the Town from any and all claims, demands, suits, actions, or proceedings of any kind, or nature, including workmen's compensation claims, of or by any whomsoever, in any way resulting from or arising out of the operation in connection herewith, including operations of subcontractors and acts or omissions of employees or agents of the successful applicant or his sub-contractors.

Should we be selected, we shall procure and maintain, at our own cost and expense, any additional kinds and amounts of insurance that, in our own judgment, may be necessary for their proper protection in the prosecution of the work.

Should we be selected, we shall provide proof of property, liability, and workers compensation insurance with minimum limits of \$1,000,000.00 and will provide the Town with copies of the certificate of insurance upon request, or sign a waiver of liability for any property, liability, or workman's compensation claims.

We will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin and will comply with the Americans with Disabilities Act. We will adhere to acceptable affirmative action guidelines in selecting employees and shall ensure that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination, rates of pay or other forms or compensation; and selection for training, including apprenticeship.

Pursuant to Section 8-17.5-102(1), C.R.S., we certify that, as of the date of its Proposal, it does not knowingly employ or contract with an illegal alien and it has participated or attempted to participate in the Basic Pilot Employment Verification Program (as such term is defined in Section 8- 17.5-101(1), C.R.S.) in order to verify that it does not employ any illegal Aliens.



Proposal for Professional Services: Paonia Master Plan Update  
November 10, 2022

Prepared for:  
Town Paonia, Colorado



Primary Point of Contact:  
Ty Johnson AICP, Planning Manager  
734 Main St. Grand Junction, CO 81501  
ty.johnson@kaart.com  
970-241-0745



734 Main Street  
Grand Junction  
CO 81501  
970.241.0745  
[planning@kart.com](mailto:planning@kart.com)

Town of Paonia Offices  
214 Grand Ave.  
PO Box 460  
Paonia, CO 81428

Re: Town of Paonia Master Plan Update

Dear Members of the Selection Committee,

Kart Planning is pleased to submit this proposal in response to the Town of Paonia's Request for Proposals for a Master Plan Update. Kart has a long-term presence on the Western Slope of Colorado and brings an intimate understanding of the North Fork Valley and its values to the project.

Our planning, design, & GIS professionals provide the skills necessary to coordinate with Town staff to create a Plan that translates the priorities of community residents and stakeholders into policy statements, goals, objectives, guidelines, maps, and graphics that will guide future land use decisions for the Town.

This planning effort requires an experienced firm that has expertise in public outreach and engagement, meeting facilitation, technical writing, document formatting, map production, supporting graphics, and data analysis. Our qualified staff has the experience in these areas to develop a Master Plan Update for the Town of Paonia that is on schedule and within budget.

We are excited about the opportunity to work with the Town of Paonia on its Master Plan Update and create a Plan that will serve your community for years to come.

Sincerely,

Ty Johnson, AICP  
Planning Manager, Kart Planning  
[ty.johnson@kart.com](mailto:ty.johnson@kart.com)  
970-241-0745





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## Firm Profile

Kart works with clients and communities to implement each project's unique vision. We specialize in land planning, comprehensive planning, project management, code writing, urban design, and landscape architecture. Our experience includes master planning of major subdivisions, drafting land use regulations for large scale PUDs, city park design, urban plazas, streetscapes, and roundabouts. We specialize in the following areas:

- Master Planning
- Site and Land Use Planning
- Land Use Code Revisions
- Streetscapes and Roundabouts
- Comprehensive Planning
- Landscape Architecture & Design
- Project Management
- Public Engagement & Meeting Facilitation
- Charrette Design Workshops

We have extensive experience in securing land entitlements and managing projects from concept phase to project approval, and we have established relationships with planning staff in communities throughout the Grand Valley, Delta, and Montrose. We actively participate in committees on behalf of the development community in the City of Grand Junction and Mesa County to review their land use codes and make recommendations for improvements. Our intimate knowledge of land use codes and planning processes in these communities combined with our established relationships with government officials ensures that the projects we manage meet deadlines within our established budgets.

We are an integrated team of professionals that includes land use planners and landscape architects. Our team is headquartered in Grand Junction and benefits from over 50 years of collective experience working with clients and communities on the Western Slope.





## Key Personnel & Qualifications



Ty Johnson, AICP | Planning Manager | Kart

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### General Qualifications

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Ty is a certified planner with extensive project management and land use planning experience. Ty has worked as a land use planner in local government and the private sector where he has relied on his excellent verbal, written, and graphic communication skills to perform a variety of tasks from long-range planning projects to land entitlements. He has experience in public engagement in both the public and private sector and is skilled in technical writing and document production. He prides himself on his ability to understand and translate complex municipal codes. His project management experience includes organizing stakeholder committees and guiding their input to the implementation of capital projects and comprehensive planning efforts. He has participated in a variety of planning projects and research including analysis and interpretation of social, economic, housing, demographic, and land use data.

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### Relevant Experience

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- City of Delta, CO -Delta Unleashed Comprehensive Plan Update (2020)
- City of Delta, CO - Contract Planner (2019-2021)
- City of Delta, CO - Floodplain Management (2019-2021)
- City of Montrose, CO - Existing Conditions Analysis (2016)
- City of Montrose, CO - Riverbottom Park Master Plan (2017)
- City of Montrose, CO - Cerise Park Amphitheater Plan & Design (2017-2018)
- City of Montrose, CO - Planner I (2016-2018)
- City of Grand Junction, CO - Mesa Trails PUD (2022)
- City of Fruita, CO - Raptor Crossing PUD (2022)
- Mesa County, CO - Elk Run PUD Amendment (2021)
- City of Isleton, CA - General Plan, Land Use & Safety Elements (2020-2021)
- City of Shasta Lake, CA - General Plan, Land Use & Safety Elements (2019-2021)

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### Project Role

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Project Manager, Public Engagement, Technical Writing, Document Production

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### Availability of Project Term

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100%



Mallery Reams | Planner and Landscape Designer | Kart

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### General Qualifications

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Since joining Ciavonne, Roberts & Associates in 2011 (now Kart Planning), Mallery has been involved in multiple phases of planning and site design, from master site analysis to detailed site and landscape plans, to preparation of presentation graphics. She is also experienced in design coordination and assisting in presentations to clients and community groups.

Mallery's other experiences include: Conceptual Design and Master Planning for industrial, office, commercial, service, institutional, recreational, and residential uses; Construction Design & Implementation including creation of construction documents. She understands the variations in the profession including land planning and entitlement, site planning, landscape design, irrigation design, grading and drainage, and recreation planning and design. For graphic work she is well versed in Photoshop, Illustrator, and Sketch Up.

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### Relevant Experience

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- Riverfront at Dos Rios (2016–2018)
- Riverside Park & Bike Trail (2016–2018)
- City of Delta Main St. Revitalization (2020)
- City of Rifle Railroad Ave. Revitalization (2019–2021)
- Horizon Drive I-70 Interchange Landscape and Sculpture Placement (2014–2015)
- Horizon Drive Master Plan (2012–2015)
- Las Colonias Masterplan (2013–2017)
- Graphics for multiple projects

---

### Project Role

---

Public Engagement, Technical Writing, Document Production

---

### Availability of Project Term

---

100%



## Relevant Experience

### City of Delta - Contract Planner

Ty served as the City of Delta contract planner from May 2019–March 2021 (note: this work was performed with Dynamic Planning + Science). Ty served as the only member of the Community Development Department during this time frame and was responsible for project management of all land use applications, development review, customer service, floodplain management, and overall administration of the City of Delta Land Use Code. Ty played a major role in the Delta Unleashed Comprehensive Plan as he wrote the grant that was awarded by DOLA and contributed to the selection and management of McCool Development Solutions. He participated in the planning effort by contributing to the formation of the stakeholder committee, assisted with public engagement, and presented regular updates to the Planning Commission.

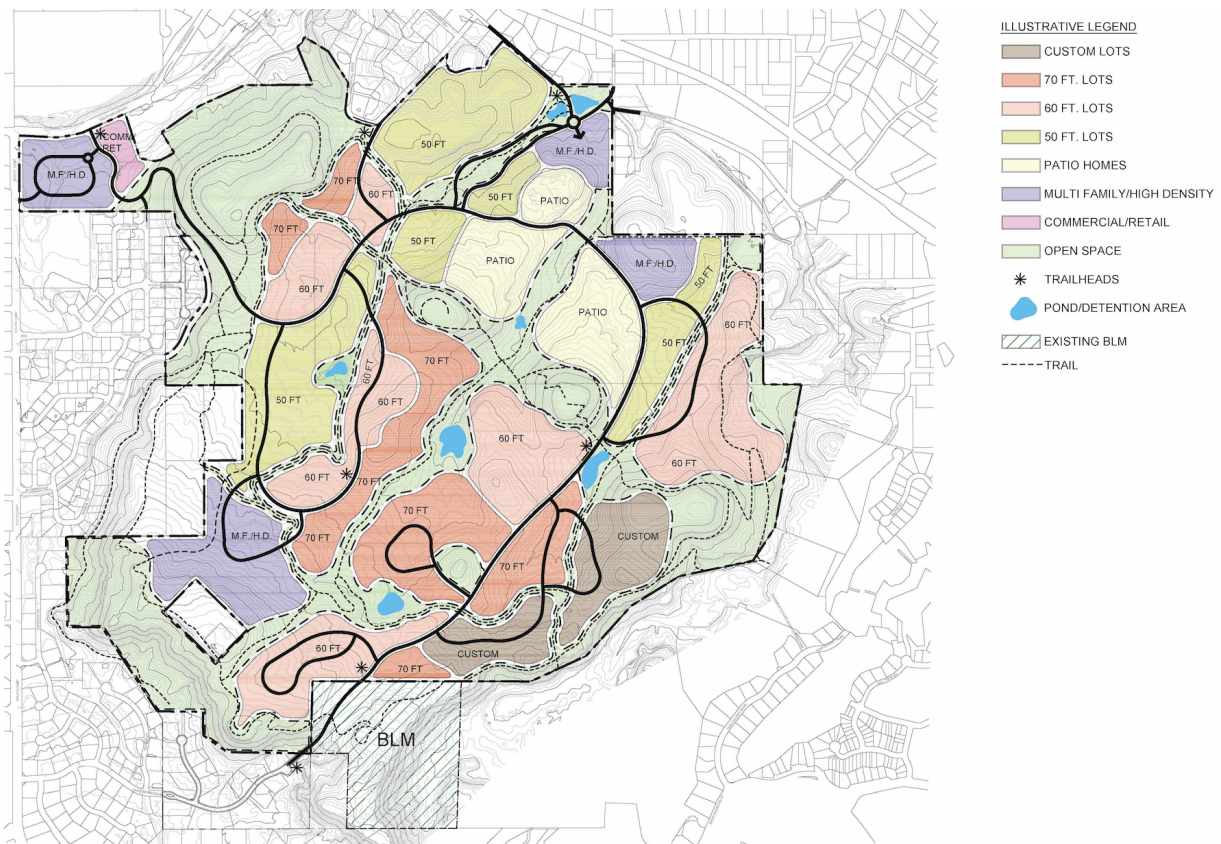


**References: Elysse Casselberry, City Manager, City of Delta, 970-874-7566**  
**Jason Foster, Building Inspector, City of Delta, 970-874-7909**



**Redlands 360 PUD –Master Planning, Land Use Code, and Entitlements**

Redlands 360 is a PUD located that encompasses over 600 acres in the Redlands neighborhood of Grand Junction. The project is ongoing and has achieved major entitlements including zoning and the adoption of an inter-governmental agreement. Kart has been responsible for master planning of the development including locating roads, proposed land uses, parks, and irrigation facilities. Additionally, Kart was responsible for drafting the Outline Development Plan (ODP) for the project which serves



as the adopted land use code for the property and defines the zoning, uses, setbacks, height, etc. for the entirety of the development.

We represented the developer at neighborhood and public hearings for adoption of the ODP which was formally adopted by City Council in February of 2022. Kart’s creative and technical expertise has contributed to the success of this project to date and continues to guide the finer details of the development.

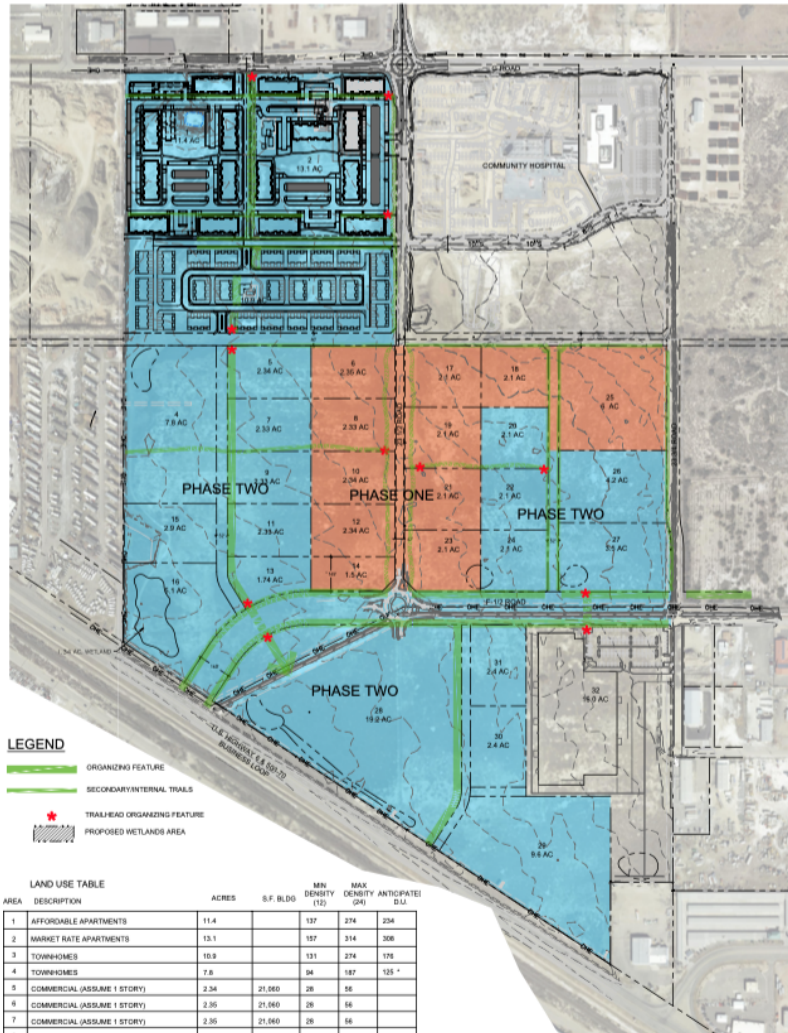
**Reference: Kristen Ashbeck, Principal Planner, City of Grand Junction, 970-244-1491, kristena@gjcity.org**



**Mesa Trails PUD – Master Planning, Land Use Code, and Entitlements**

Mesa Trails is a PUD consisting of residential, commercial and industrial uses on approximately 170 acres of land surrounding Community Hospital in Grand Junction. Kart drafted the Outline Development Plan (ODP) for the development which defined the zoning, residential densities, uses, and setbacks and secured entitlement of the ODP through Planning Commission and City Council. Kart worked closely with the civil engineer to design and layout a master plan for the development which included locating roads, lots, land uses, trails, and wetlands.

Additionally, we are working on relocating existing wetlands and designing the wetlands so that it is integrated with proposed land uses and trail networks and serves the development as an amenity and focal point.



LAND USE TABLE

AREA	DESCRIPTION	ACRES	S.F. BLDG	MIN DENSITY (12)	MAX DENSITY (24)	MAX DENSITY ANTICIPATED (24)
1	AFFORDABLE APARTMENTS	11.4		137	274	234
2	MARKET RATE APARTMENTS	13.1		137	314	306
3	TOWNHOMES	10.9		131	274	178
4	TOWNHOMES	7.8		94	187	125 *
5	COMMERCIAL (ASSUME 1 STORY)	2.34	21,060	28	56	
6	COMMERCIAL (ASSUME 1 STORY)	2.35	21,060	28	56	
7	COMMERCIAL (ASSUME 1 STORY)	2.35	21,060	28	56	
8	COMMERCIAL (ASSUME 1 STORY)	2.35	21,060	28	56	
9	COMMERCIAL (ASSUME 1 STORY)	2.35	21,060	28	56	
10	COMMERCIAL (ASSUME 1 STORY)	2.35	21,060	28	56	
11	COMMERCIAL (ASSUME 1 STORY)	2.35	21,060	28	56	
12	COMMERCIAL (ASSUME 1 STORY)	2.35	21,060	28	56	
13	COMMERCIAL (ASSUME 1 STORY)	1.74	15,990	21	42	
14	COMMERCIAL (ASSUME 1 STORY)	1.5	13,900	18	36	
15	COMMERCIAL (ASSUME 1 STORY)	2.9	26,100	36	70	
16	STORMWATER DETENTION	5.1				
17	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	
18	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	
19	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	
20	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	
21	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	
22	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	

LAND USE TABLE, CONTINUED

AREA	DESCRIPTION	ACRES	S.F. BLDG	MIN DENSITY (12)	MAX DENSITY (24)	MAX DENSITY ANTICIPATED (24)
23	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	
24	COMMERCIAL (ASSUME 1 STORY)	2.1	18,900	25	50	
25	HOSPITAL SUPPORTING BLDG.	5	35,000	72	144	
26	RECREATION CENTER	4.2		0	0	
27	MIXED USE (ASSUME 1 STORY COMM + RES.)	3.5	36,000	0	96	36
28	MIXED USE ENTERTAINMENT DISTRICT	19.2	200,000	250	490	200
29	COMMERCIAL (ASSUME 1 STORY)	9.0	81,400	115	230	
30	COMMERCIAL (ASSUME 1 STORY)	2.4	21,800	29	58	
31	HOTEL (ROOMS)	2.4		60	90	
32	MOSAIC FACTORY HOUSING BUILDING 165 EMPLOYEES	16.0	237,705			

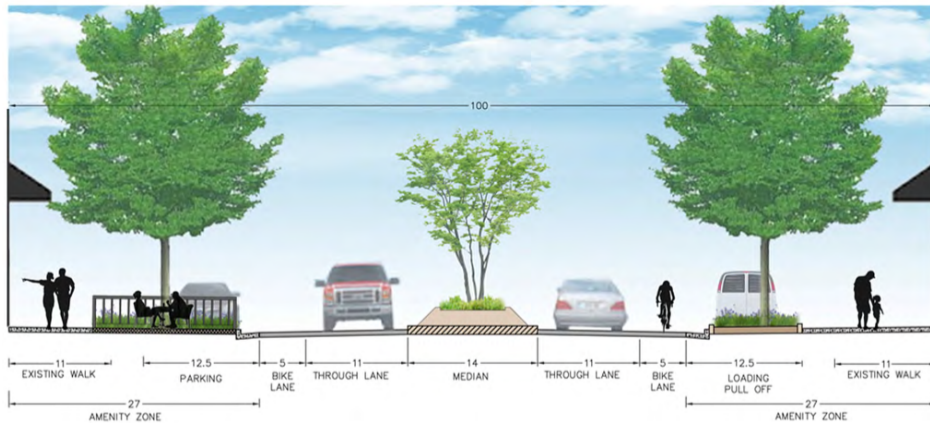
**Reference: Jace Hochwalt, Planning Manager, City of Montrose, 970.240.1478, jhochwalt@ci.montrose.co.us**



**Main Street Redesign – City of Delta**

Kart Planning was engaged by Stolfus Associates to contribute planning and landscape architecture to the City of Delta Main Street redesign project.

We assisted the project with aesthetic elements of the design including streetscape, landscaping, lighting, pedestrian facilities, and business amenities. Kart was responsible for creating design concepts including street sections and model renderings to visualize design concepts for Main Street. This project has recently been implemented in Delta.



**References: Elysse Casselberry, City Manager, City of Delta, 970-874-7566**





## Technical Proposal

This section details our proposed scope of work to create a Master Plan Update in collaboration with Town staff, Planning Commission, Board of Trustees, stakeholders, and citizens. The consultant team recommends working closely with Town staff during the kickoff meeting to adjust this scope of work as needed per the needs of the Town of Paonia.

The Master Plan Update will include the following elements, among other elements identified throughout the planning process:

- An introductory chapter with a very brief history of the Town
- Community vision and objectives
- Goals and policies
- Growth framework
- Action plan
- Recreation and tourism element, as required by C.R.S. 31-23-206
- An updated “three-mile plan” for municipalities per Colorado Statutes (C.R.S.) 31-12-105 (1)(e)(I)

### Phase I: Project Kick-Off and Background Research

During this phase, the consultant team attends a kick-off meeting with Town staff to review the project schedule and expectations prior to beginning the planning process. The consultant team will work with Town staff during this phase to finalize a public engagement strategy for the project and refine the scope as needed. We recommend the creation of a steering committee during the project initiation phase to provide a public face to the planning process and demonstrate a commitment beyond the walls of Town Hall. The steering committee will ideally include up to 10 stakeholders in the community representing various community interests and they will be expected to attend all public engagement events, as defined in phase II, and will be relied on to spread the word about the Plan effort and invite others to outreach events.

Branding for the Plan update will be determined during this phase and the consultant team will obtain existing plans, maps, and other documents relevant to the project and complete the necessary background research to document how Paonia has changed since the adoption of the current Plan. This will include a review of all existing plans and available data from the 2020 Census and the State Demography Office. The consultant team will prepare an existing conditions report to summarize findings.

**Phase I Deliverables:** Kick-Off Meeting, Public Engagement Strategy, Existing Conditions Report



## **Phase II: Public Outreach**

The consultant team proposes to support the following elements as part of the public participation process. We have estimated the number and types of engagement typically needed to create a successful Plan update. However, we are flexible and, if selected, will work with Town staff to finalize and adjust the public outreach plan as needed. The consultant team will provide maps, graphics, and presentation materials for all public meetings. Town staff will assist with advertising, scheduling, and facilitating public meetings. The consultant team will make periodic reports to the Planning Commission, in addition to the public engagement events listed below, and we plan to work with Town staff to determine that schedule while finalizing a public engagement strategy in phase I.

### **Stakeholder Interviews**

The consultant team will conduct one-on-one interviews with members of the steering committee to explore issues facing Paonia and discuss specific topics and information themes relevant to each stakeholder. Additional interviews may be conducted as necessary with individuals outside of the steering committee who are representative of local businesses, the agricultural community, and relevant Town departments. Town staff will be relied upon to assist with setting up and conducting interviews.

### **Community Open House #1: Vision**

The first engagement event acts as a public kick-off for the Plan update. This open house event is a chance for the community to revisit the values and vision from the 1996 Master Plan. The existing conditions summary from phase I will be shared with participants. Attendees can provide their input on Paonia's values and what contributes to Paonia's sense of place. We will engage participants with questions on community priorities which will help us understand community values and challenges facing Paonia. Attendees will be questioned on priorities for future capital projects to inform where future infrastructure projects should take place.



### **Community Open House #2: Land Use, Goals, and Objectives**

This open house will contribute to the development of the future land use map, goals, and objectives for the Plan update. The consultant team will encourage participants to note where they would like to see new housing, commercial development, parks, open spaces, streets, and other land uses in the community. Affordable housing and capital projects will be discussed at this open house so the consultant can understand community needs and priorities in these areas. Feedback from this open house will serve as the foundation for the development of the Plan's goals, policies, and future land use map.

**Phase II Deliverables:** Summary report of stakeholder interview results, draft Plan elements including Plan outline, vision, goals, objectives, and future land use map.

### **Phase III – Plan Development**

During this phase the consultant team will work with Town staff to begin document production for the Plan update. All of the research, interviews, and stakeholder feedback to this point will be translated into a final draft Plan outline. At this point, we recommend a workshop with the Planning Commission to present a progress report and receive final feedback on the Plan framework, vision, goals, and objectives. The consultant team will then begin drafting the Plan update incorporating graphics and maps to make the Plan as user-friendly as possible. Implementation strategies will be completed at this time which will define actions to implement the overarching goals and objectives of the Plan. An administrative draft of the Plan will be created and circulated among Town staff for review during this phase by March 31st, 2023. Feedback from the administrative draft will be incorporated into the development of a public draft. Town staff will assist in posting the public draft on the Town's website for review and comment. Public feedback will then be incorporated into a final draft that will be completed by May 31, 2023.

**Phase III Deliverables:** Administrative Draft of Plan Update, Public Draft of Plan Update, Final Draft of Plan Update.



## Project Timeline

Kart Planning is available to begin the project immediately after the award and contract execution. Below is a project timeline for the completion of the proposed scope of work.

Project Phase	12/1/22	January	February	March	April	May
Phase I						
Phase II						
Phase III						



## Cost Proposal

The total costs for the preparation of the Master Plan Update are estimated at \$27,500. The fee schedule below is based on the proposed scope of work. Invoices will be submitted to the Town of Paonia on a monthly basis and will include a project progress report and summary of expenses.

<b>Planning Tasks</b>	<b>Consultant Hours</b>	<b>Sub Total</b>
<b>Proposed Scope of Work</b>		
Phase I: Project Kickoff and Background Research	40	\$5,000
Phase II: Public Outreach	80	\$10,000
Phase III: Comprehensive Plan Development	100	\$12,500
<b>TOTAL</b>	<b>220</b>	<b>\$27,500</b>



## RFP Items A-G

### **Independence**

Kart Planning is independent of the Town of Paonia and has not had a professional relationship with the Town of Paonia over the past five (5) years.

### **Application Qualifications and Experience**

Please refer to the following sections in this proposal for detailed information on Kart's qualifications and experience: Key Personnel & Qualifications and Relevant Experience. There has been no disciplinary action taken against the applicant (Kart Planning) or any of its employees in the past five (5) years.

### **Similar Engagements with Other Government Entities**

Please refer to the Relevant Experience section in this proposal for detailed information on Kart's most recent experience with other Government Entities.

### **Specific Approach**

The Technical Proposal section in this proposal defines Kart's proposed methodology for drafting a Master Plan Update that is on time and within budget.

### **Quality Control**

We do not have an external quality control review report on file. However, Kart has a history of honoring its commitments to its clients and providing quality work. Please consider reaching out to the listed references in the Relevant Experience section to learn more about the quality of Kart's work.

### **Bid Costs**

The Cost Proposal Section in this proposal defines the not-to-exceed (NTE) amounts for each phase as defined in the Technical Proposal.

### **Manual Signature**

Kart Planning acknowledges the validity of this proposal and all material contained within.

Ty Johnson, AICP  
Planning Manager  
Kart Planning

AGENDA SUMMARY FORM



Review Intergovernmental Agreement between Delta County Planning Commission and the Town of Paonia

Summary:

A large, empty rectangular box intended for the user to provide a summary of the agenda item.

Vote:	Monica Foguth:	Mary Bachran:	Steve Clisset:
	Lyn Howe:	Dave Knutson:	

An empty rectangular box at the bottom of the agenda item section, likely for a signature or additional notes.

November 15, 2022

**GROWTH MANAGEMENT AGREEMENT  
BETWEEN THE COUNTY OF DELTA AND THE CITY/TOWN OF \_\_\_, COLORADO  
COOPERATING WITH RESPECT TO LAND USE PLANNING AND RELATED  
SERVICES FOR THE UNINCORPORATED AREA AROUND THE MUNICIPAL  
BOUNDARY**

**THIS AGREEMENT** is entered into between the City/Town of \_\_\_ (“CITY/TOWN”) and the County of Delta (“COUNTY”), collectively “PARTIES”, effective \_\_\_, 2022.

**WHEREAS**, the CITY/TOWN previously entered into a Growth Management Agreement effective \_\_\_; and

**WHEREAS**, COUNTY has adopted land use regulations that apply to properties located outside of the municipal boundaries (unincorporated areas); and

**WHEREAS**, CITY/TOWN has adopted land use regulations that apply to properties located within their municipal boundary; and

**WHEREAS**, PARTIES agree that joint planning areas should be established to encourage development in and near municipalities where adequate infrastructure is available and services can be efficiently provided; and

**WHEREAS**, PARTIES encourage future development that optimizes access to existing infrastructure and public services where there is capacity that does not strain the providers; and

**WHEREAS**, PARTIES wish to cooperate to provide for the efficient management and administration of development in the areas around the CITY/TOWN by defining a Growth Management Area based on present and future availability of municipal services; and

**WHEREAS**, PARTIES desire to identify locations and create standards for future development where adequate water, public infrastructure and services are in place or can be feasibly expanded; and

**WHEREAS**, PARTIES intend to coordinate planning efforts, especially in designated growth areas, in order to create greater consistency and mutual support among jurisdictions specifically to ensure coordination and communication occurs related to economic development, transportation, land use, residential, commercial and industrial development; and

**WHEREAS**, pursuant to Section 29-20-105, C.R.S., as amended, PARTIES have negotiated an agreement with the intention of cooperating with respect to land use planning and related services in the area around the CITY/TOWN, and to ensure that basic infrastructure standards for easements, roads, and utilities in this area are consistent with CITY/TOWN standards.



**NOW THEREFORE, AND IN CONSIDERATION** of the mutual covenants and conditions set forth herein, PARTIES agree as follows:

A. Generally:

1. This Agreement shall supersede the Growth Management Agreement with respect to land use planning entered into by the PARTIES effective \_\_\_\_.
2. This Agreement shall commence upon the execution by both governing bodies signatory hereto, and shall automatically renew at the end of one year and each year thereafter unless terminated by either party upon sixty (60) days written notice to the other party or by the execution of a new Agreement.
3. PARTIES agree to keep each other informed of their planning efforts, to adopt such resolutions or ordinances as will affect this agreement, and will enter into additional Intergovernmental Agreements to accomplish the purposes thereof (e.g., road maintenance).
4. PARTIES agree to meet at least annually discuss the effectiveness of this agreement and their joint planning efforts. The course of review shall inquire into the extent of compliance with this Agreement and the consistency with the applicable Master/Comprehensive Plans adopted by PARTIES, and will determine whether any modifications to this Agreement need to be accomplished.

B. Definitions: For purposes of this Agreement:

1. Growth Management Area (GMA) means an area within the Urban Growth Boundary where the municipality can and will consider extending services in preparation for possible annexation within the next ten (10) years.
2. Intergovernmental Agreement (IGA) means a Growth Management Agreement with respect to land use planning and related services for the unincorporated area around the municipal boundary.
3. Urban Growth Boundary (UGB) means properties located within a 3-mile distance measured from a municipality's border, setting geographical limits for sprawling development and preserving rural land uses.

C. Growth Management Area and Urban Growth Boundary:

1. PARTIES agree to plan for future growth within the GMA such that projects conform with municipal standards as much as possible upon annexation.
2. UGB and GMA boundaries shall be mapped using GIS such that the data can be used in conjunction with other parcel-based maps (e.g., zoning maps) to help identify parcels subject to this IGA. Said map is attached hereto and incorporated herein by reference as **Exhibit A**.
3. CITY/TOWN agrees to consult COUNTY in establishing, and amending, a GMA/UGB map.
  - a. PARTIES agree to coordinate and identify edges for CITY/TOWN growth with an emphasis on protecting prime agricultural lands within the GMA.
  - b. COUNTY shall not approve urban density within the GMA without consent of the CITY/TOWN.

- c. COUNTY shall zone properties consistent with protecting agricultural lands and respecting urban edges.
  - d. COUNTY Land Use Code includes an Urban Growth Area (UGA) Overlay to reflect where CITY/TOWN services are, or can be, available and where PARTIES agree urban development (higher density, commercial/industrial center) could be appropriate.
4. A GMA/UGB map can be amended without amendment to this IGA upon mutual consent of the Board of County Commissioners and the CITY/TOWN Council/Board.
  5. COUNTY agrees to require a pre-annexation agreement for projects within the GMA as transition to possible future annexation, including but not limited to; connection to CITY/TOWN services and infrastructure, application of building codes, zoning, and road maintenance.

D. Annexation:

1. CITY/TOWN shall keep COUNTY informed of its annexation requests and plans.
2. CITY/TOWN agrees to annex parcels or blocks of parcels that are contiguous with the existing CITY/TOWN boundary where the property is served by public water and sewer. Parcels owned by the CITY/TOWN for municipal services do not need to be contiguous.
3. CITY/TOWN shall annex enclaves and partly surrounded lands in accordance with C.R.S. Section 31-12-106 prior to other annexations.
4. If a project is located within an enclave, CITY/TOWN shall provide services (water, sewer, power) and annex the subject property.
5. Annexation shall be designed to avoid split-jurisdiction of road rights-of-way. When a CITY/TOWN plans to annex property, CITY/TOWN shall refer the proposal to COUNTY for a minimum 14-day review and comment period relative to the adjacent road right-of-way. Prior to annexation, CITY/TOWN shall either agree to annex the full width of all adjacent road right-of-way, including any portions of roadway connecting to the property being annexed that were not previously annexed, or enter into a mutually agreed Road Maintenance Agreement with COUNTY.

E. Zoning:

1. COUNTY shall coordinate with CITY/TOWN on zoning/rezoning of property located within the GMA.
2. CITY/TOWN shall coordinate with COUNTY on zoning of property as part of a pre-annexation agreement.
3. A property owner applying for a Rezoning within the GMA will be required to consult with the CITY/TOWN as to the ability to annex.

F. Subdivision:

1. All subdivision (minor plat, preliminary plat, replat) requests to COUNTY within the CITY/TOWN's GMA shall be referred to the municipality to process the request (see Section 8 below).

2. If the CITY/TOWN declines to process the request, COUNTY will process the request, subject to the following:
  - a. The request complies with COUNTY zoning. COUNTY will, at a minimum, apply a one (1) acre minimum density standard for any subdivision within the GMA, unless otherwise approved by the CITY/TOWN.
  - b. Adequate fire protection, water supply, and sewer services are available.
3. Where COUNTY moves forward with review and approval of a subdivision within the CITY/TOWN's GMA, PARTIES agree that infrastructure (curb, gutter, sidewalk, stormwater, etc.) should be extended within reason and without leaving gaps. Generally:
  - a. If CITY/TOWN infrastructure DOES exist adjacent to the project boundary, COUNTY will require constructing (extending) infrastructure that meets applicable CITY/TOWN standards.
  - b. If CITY/TOWN infrastructure DOES NOT exist adjacent to the project boundary, COUNTY will require dedication of right-of-way sufficient to accommodate all CITY/TOWN standards, for future construction.
4. For Subdivision applications within the GMA that cannot meet annexation requirements, a pre-annexation agreement between the CITY/TOWN and property owners shall be executed that outlines how and when municipal services/infrastructure will be made available as well as terms for annexation when statutory requirements are met PRIOR to COUNTY approval of the application.

G. Land Use:

1. A property owner applying for a Limited Use or Conditional Use within the GMA will be required to consult with the CITY/TOWN as to the ability to annex (see Section 8 below).
2. For all Limited Use and Conditional Use applications where annexation is not feasible or water/sewer are not necessary:
  - a. A referral shall be sent to the CITY/TOWN per the Referral Process.
  - b. CITY/TOWN comments regarding building heights, setbacks, traffic, or other impacts to the CITY/TOWN shall be addressed prior to approval.
  - c. CITY/TOWN comments shall be consistent with CITY/TOWN requirements for similar type uses.
3. COUNTY shall not permit any new Medium or Large Animal Feeding Operations within one-half (1/2) mile of the CITY/TOWN boundary regardless of the underlying zoning.

H. Referral Process:

1. COUNTY shall refer all discretionary permit applications (Minor Plat, Preliminary Plat, Limited Use, Conditional Use, Rezone) located within the UGB to the applicable CITY/TOWN. Where the 3-mile radius (UGB) overlaps more than one municipality, COUNTY shall include all applicable jurisdictions in the referral process.
2. COUNTY shall inform CITY/TOWN about a project application as part of the **pre-application** stage in the County's land use review process:

- a. PARTIES will determine who shall serve as the “Lead Agency” to process the application versus a “Review Agency” and if the project shall be subject to annexation or a pre-annexation agreement. CITY/TOWN shall assume Lead to process projects within enclaves.
  - b. COUNTY shall invite the applicable CITY/TOWN to attend the pre-application meeting which is to identify applicable review procedures (by COUNTY or CITY/TOWN) and potential issues before an application is filed.
  - c. Where COUNTY determines that a pre-application meeting is not required, COUNTY shall afford CITY/TOWN an opportunity to either request a pre-application meeting, or to simply provide comments as part of the initial review.
  - d. CITY/TOWN is encouraged to inform COUNTY of municipal requirements that will be requested so they can be included in the letter sent with application instructions.
3. If a project is located in the GMA and requires services (water, sewer, power) from the CITY/TOWN:
- a. COUNTY shall refer applications to CITY/TOWN first to determine if the CITY/TOWN can and will serve the project. The **pre-application** referral shall serve as a right-of-first-refusal for the CITY/TOWN relative to providing services:
    - i. COUNTY shall not permit projects using cisterns or wells for domestic water within any mapped GMA, unless there is no other water service available and the applicable water purveyor agrees to an alternative system within their service area.
    - ii. Septic systems shall not be allowed for sewage treatment except for lots greater than one (1) acre, exclusive of easements. Connection to CITY/TOWN sewer is required if the property boundary is within 400 feet of an existing sewer main, as measured from the closest point and/or where the CITY/TOWN capital improvement plan includes sewer expansion.
    - iii. The purveyor may require an agreement by the property owner to require connection to their system and removal of the alternative system when service becomes available.
  - b. CITY/TOWN shall inform COUNTY in writing if the property requires annexation or a pre-annexation agreement. If annexation is required, COUNTY shall not issue/approve any permit until/unless a pre-annexation agreement has been fully executed.
4. Once an application is deemed complete, COUNTY shall route the application to CITY/TOWN for review and comment through the **Agency Referral** stage in the County’s land use review process. COUNTY shall address all comments submitted by the CITY/TOWN either by amending the application, or responding why no change was required. Failure of a CITY/TOWN to respond within the prescribed referral period is interpreted as consent to the contents of the application.

I. Impact Fees:

- 1. County projects pay County impact fees, and shall not be subject to CITY/TOWN impact fees.
- 2. CITY/TOWN projects pay applicable CITY/TOWN impact fees, and shall not be subject to COUNTY impact fees.

J. Other: In addition to the common points applicable to all PARTIES, the following points are applicable specific to an individual CITY/TOWN:

- 1. City of Delta
  - a. Highway 92 Overlay District; Building Permits
  - b. Highway 50 Overlay District; Design Guidelines
  - c. Airport service without annexation and no landscaping requirements
- 2. Town of Paonia
  - a. Highway 133 Corridor Plan; Planning Areas A & B

**CITY/TOWN**

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
City/Town Clerk

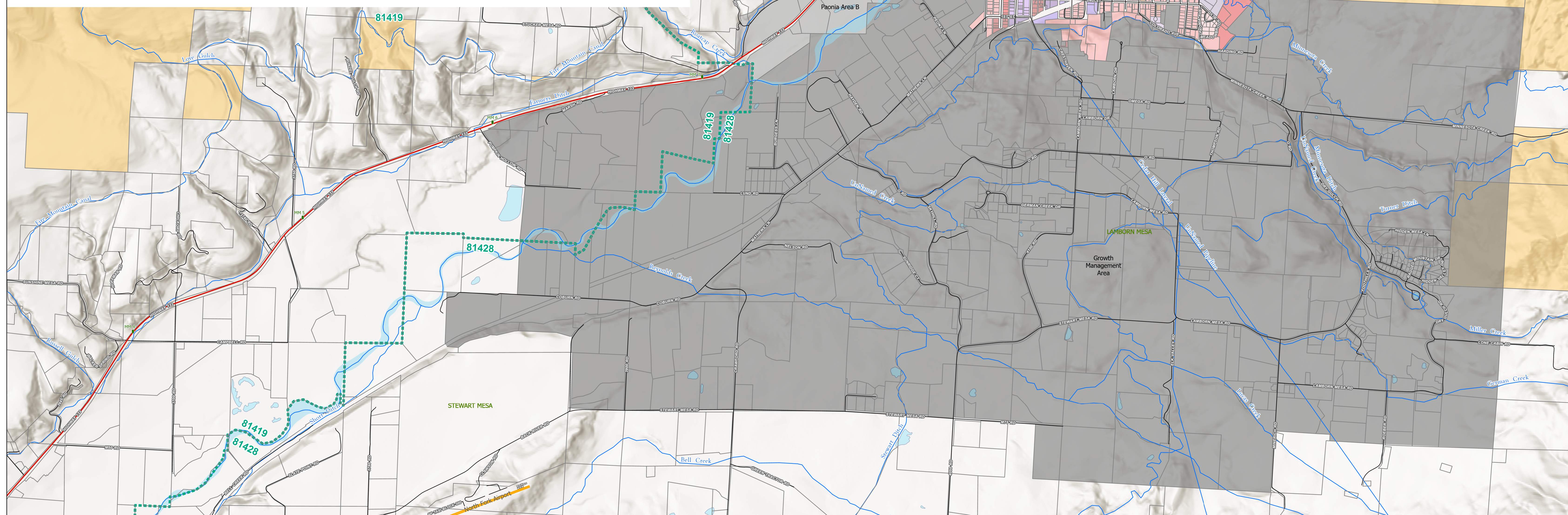
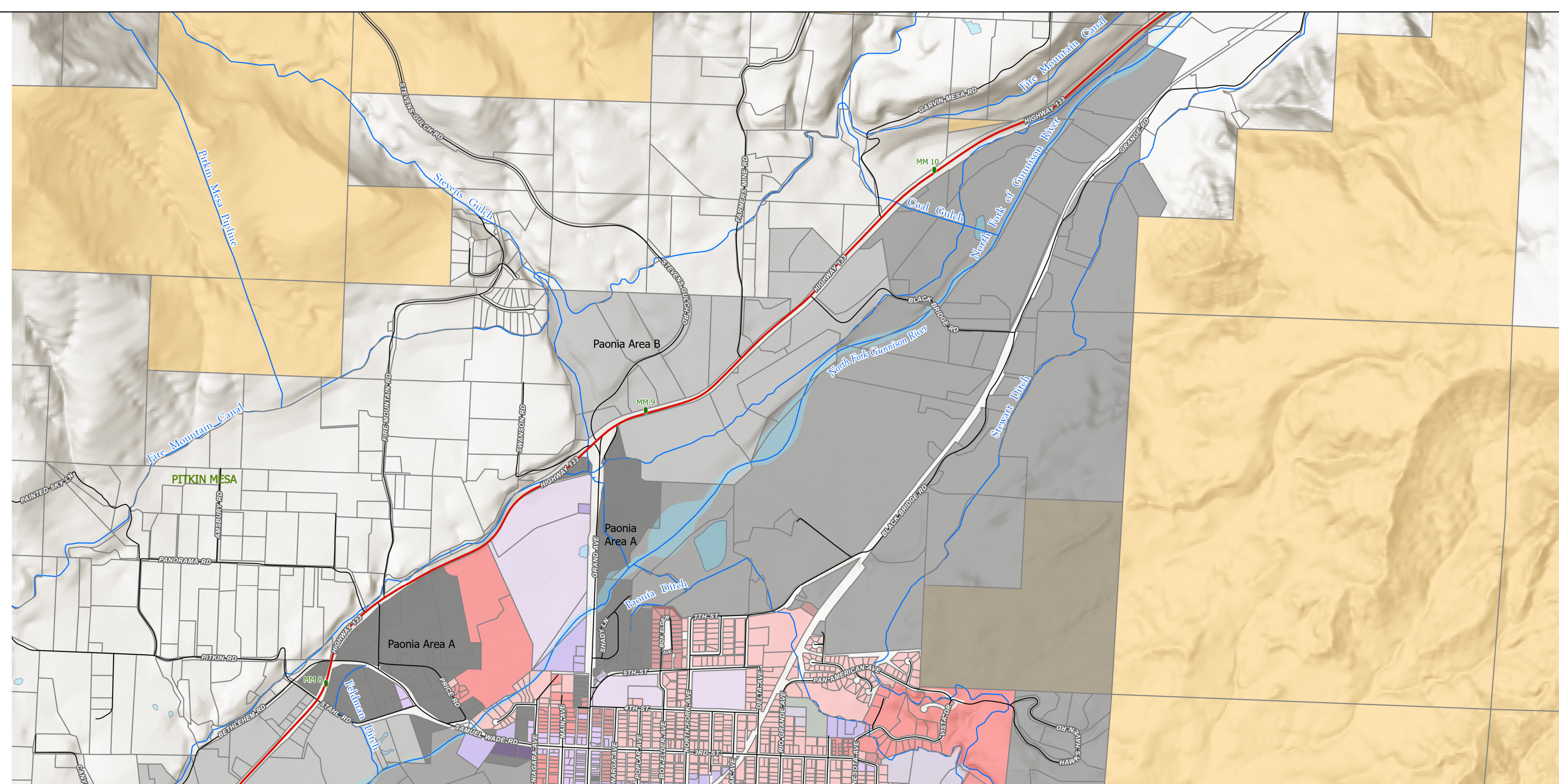
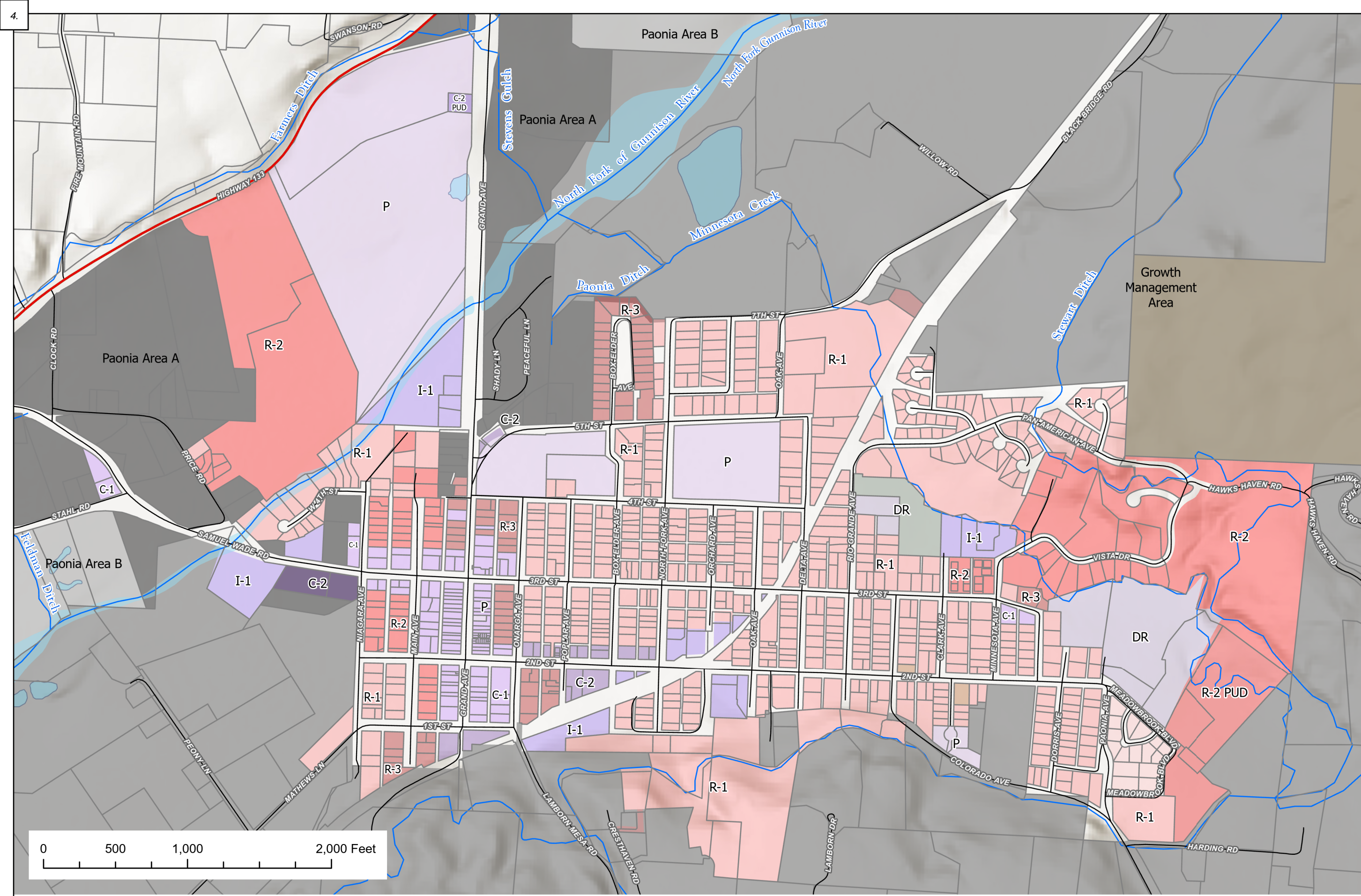
**DELTA COUNTY**

By: \_\_\_\_\_  
Chair, Board of County Commissioners

Date: \_\_\_\_\_

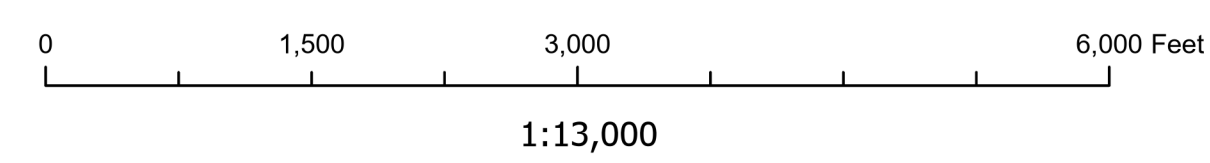
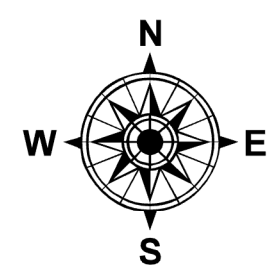
Attest: \_\_\_\_\_  
County Clerk

DRAFT



# Town of Paonia Growth Management Area

**GIS Disclaimer:**  
This GIS map data is not a legal document or a survey instrument; Delta County assumes no responsibility for any use of the map data or any loss from using the map data. The data is provided on an "as is" basis with no guarantee to be spatially accurate, complete or current. Due to the dynamic nature of data, some inconsistencies will exist.



1:13,000

- Highways
  - Road
  - Rivers Streams Ditches
  - Gunnison River
  - Lakes
  - Parcel Boundary
  - Zip Codes
- Government Land**
  - BLM
  - USFS
  - Town of Paonia GMA**
  - HWY 133 Plan A
  - Growth Management Area
  - HWY 133 Plan B
- Town Zoning**
  - C-1 Core Commercial
  - C-2 Commercial / Mixed Use
  - C-2 PUD
  - DR Developing Resource
  - I-1 Light Industrial
  - P
  - R-1 PUD Residential 1 PUD
  - R-1 Residential 1
  - R-2 Residential 2
  - R-2 PUD Residential 2 PUD
  - R-3 Residential 3



3/26/2024 4/11/2022

AGENDA SUMMARY FORM



Discussion per JDS Hydro Memo about Post Water Moratorium Plans:  
 Annual number of water taps released; in-town vs. out of town.

Summary:

[Large empty rectangular area for providing a summary of the discussion.]

Vote:	Monica Foguth:	Mary Bachran:	Steve Clisset:
	Lyn Howe:	Dave Knutson:	

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## JDS Hydro Status Updates

### I. Water Infrastructure Analysis – Supplemental Task 1: Tap Moratorium Analysis

**Scope Summary:** Analyze inflow, spillage and production data from each treatment facility along with locations and number of potential future tap sales. Produce letter report specifically addressing Town of Paonia tap moratorium. A progress report was provided in April 2022.

**Status:** Data collection is underway. JDS-Hydro is awaiting maps indicating locations and number of potential future tap sales.

**Next Steps:**

1. Data collected should be discussed with Town decision makers to determine if it is sufficient for the specific purpose of addressing the tap moratorium.
2. Assessing the Town's ability to serve additional customers may depend on additional factors beyond water volume accounting. These include the timing of specific capital improvement efforts, and the locations and number of future tap sales. JDS-Hydro requests the Town provide maps/exhibits indicating the locations and numbers of potential future tap sales.

**Remaining Budget: \$3,625**

### II. Water Infrastructure Analysis – Supplemental Task 2: Additional Work to Finalize Water Infrastructure Analysis Report

**Scope Summary:** JDS-Hydro provided a draft version of a Town of Paonia Water Infrastructure Analysis report in May 2021 along with an InfoWater hydraulic model of the Town's distribution system. The report was based on limited data. The purpose of this task was to update the Water Infrastructure Analysis report after collection of additional data, thereby providing a more useful reference document for future planning efforts.

**Status:** 2021 data was determined insufficient to complete a final version of the report. While the Town worked through staffing changes in late 2021/early 2022, it has also worked on improving data collection. A progress report was provided in April 2022. JDS-Hydro will complete a final version of the Water Infrastructure Report once it is determined that the data available is sufficient.

**Next Steps:** Data collected should be discussed with Town decision makers to determine if it is sufficient for the specific purpose of finalizing the Water Infrastructure Analysis report.

**Remaining Budget: \$1,905.00**

### III. DOLA – Wastewater

**Scope Summary:** Future regulations may impact the Town of Paonia wastewater treatment plant (WWTP). JDS-Hydro was granted funds to identify potential impacts to future operational, financial and technical efforts at the WWTP, and provide a summary of potential alternatives to address regulatory changes, including a preliminary rate analysis.

**Status:** JDS-Hydro conducted a site visit of the Town of Paonia WWTP in July 2022. JDS-Hydro has concurrently been issued a DOLA contract to summarize technologies that convert