

Ruben Santiago

From: Pete McCarthy [REDACTED]
Sent: Monday, August 19, 2024 11:53 AM
To: Ruben Santiago; Stefen Wynn
Subject: Proposed changes to Comp Plan

Hi Ruben,
I wanted to share my proposed changes in hopes they could be included in tonight's packet.

Proposed Revisions to Paonia Comprehensive Plan

Town Values and Development (Page 7)

Original:

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.

Proposed Revision:

We prioritize maintaining our small-town character, dark nighttime skies, economic and cultural diversity, creativity, and existing community resources. Any development or growth in our community must align with and enhance these core values, focusing on strategic infill and small-scale projects that complement our town's unique identity rather than large-scale expansion.

Housing Affordability Crisis (Page 12)

Original:

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.

Proposed Revision:

Over the past three years, Paonia has experienced a housing affordability crisis, primarily driven by the proliferation of short-term rentals. With over 50 homes converted to short-term rental properties, this trend has significantly reduced the available housing stock for long-term residents and substantially increased housing costs. While factors such as

migration from urban areas during the COVID-19 pandemic and the 2020 water tap moratorium (which curtailed new construction) have contributed to housing pressures, the conversion of long-term housing to short-term rentals stands out as the major contributing factor to the current affordability challenges. This shift has fundamentally altered the local housing market, making it increasingly difficult for residents to find affordable long-term housing options.

Tourism and Local Economy (Page 19)

Original:

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.

Proposed Revision:

Prioritize the needs of local residents, including those who work remotely, while strategically integrating tourism in a way that benefits the entire community. Strive to balance the economic benefits of tourism with the preservation of housing affordability and the development of year-round, well-paying, place-based jobs. Any tourism-related initiatives should be carefully evaluated to ensure they provide substantial benefits to the town as a whole, rather than prioritizing tourist needs over those of local residents.

These revisions aim to more accurately reflect the current situation in Paonia and prioritize the needs of local residents while still acknowledging the potential benefits of carefully managed tourism and development. The changes address key issues on pages 7, 12, and 19 of the Comprehensive Plan, focusing on core values, the housing crisis, and the local economy respectively. 🌈