

Land Use Map, Policies & Actions

Paonia Comprehensive Plan

Planning Commission & Public Draft Review March 3rd 2024

Project Update

To date we have:

Reviewed 50+ background documents

Conducted 2 public workshops

Attended or reviewed notes from over two dozen Planning Commission or Board meetings

Produced a first full draft of the Town of Paonia Comprehensive Plan

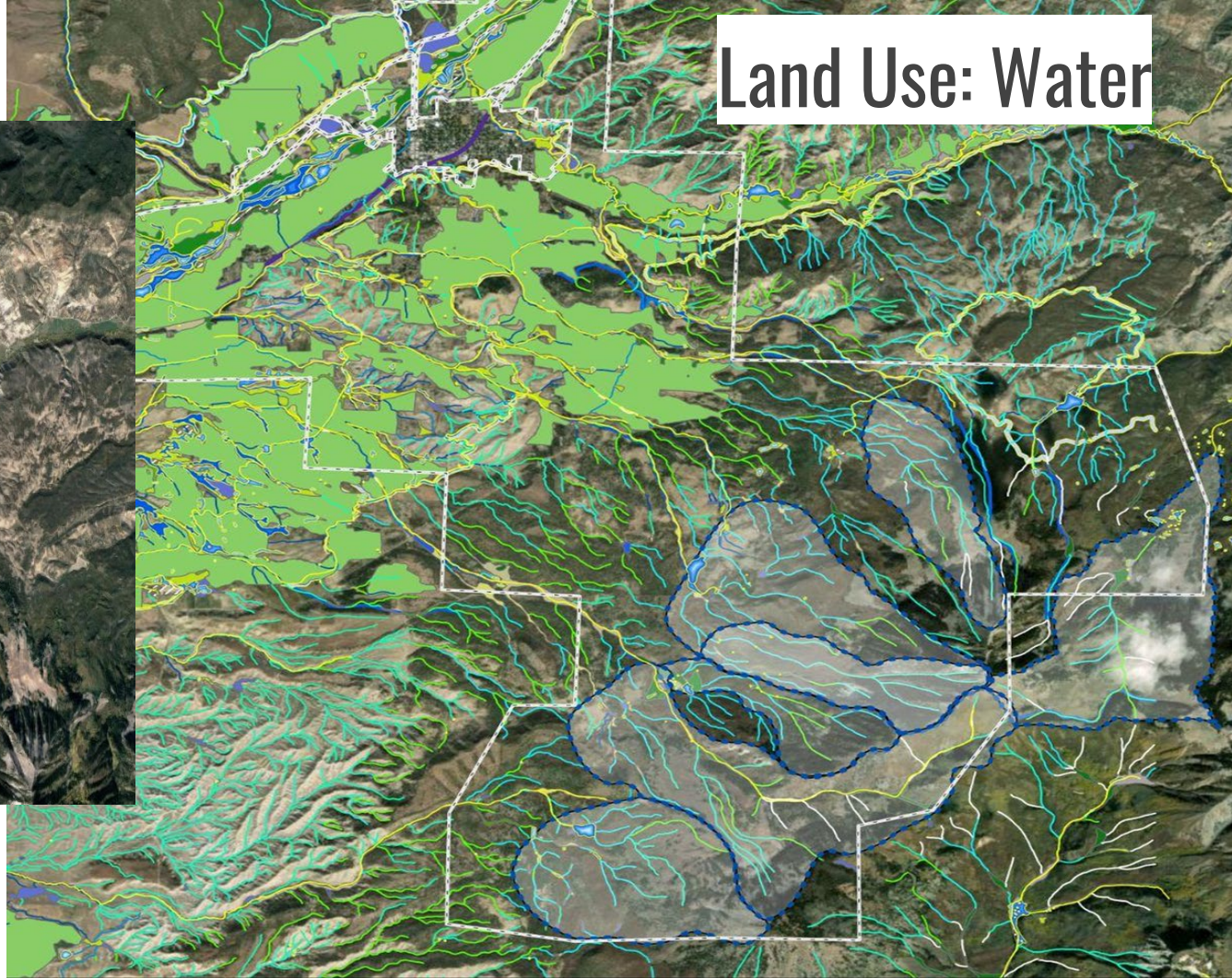
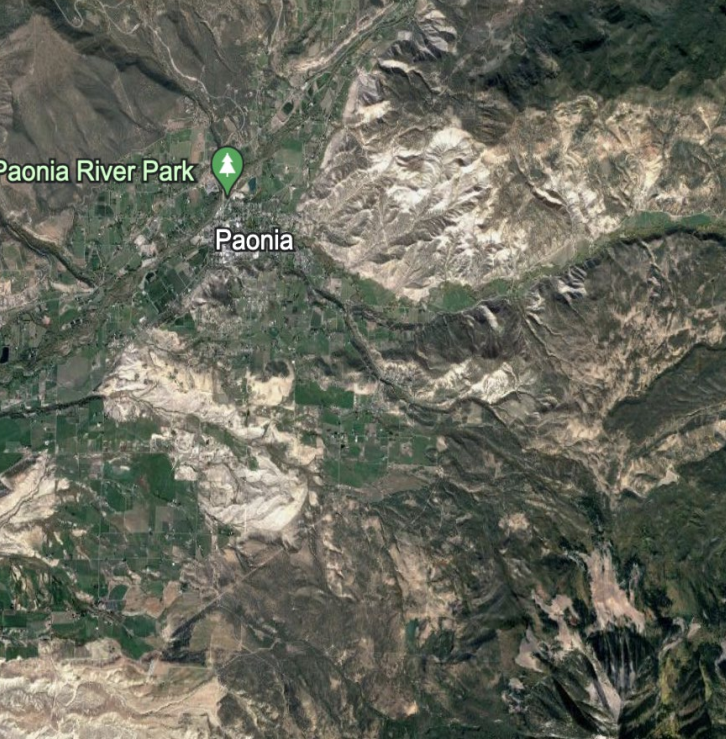
Going Forward

We will be sharing plan elements at Planning Commission meetings to seek feedback from the Town and the public

- **Today** Planning Commission Meeting for Presentation of Draft Element: Land Use
- **3/13** Planning Commission Meeting for Presentation of Draft Elements: Infrastructure (water, sewer & water treatment, sanitation & resource recovery).
- **3/26** Status Update for Board of Trustees
- **4/3** Planning Commission Meeting for Presentation of Draft Elements: Transportation; Governance & Community Participation
- **4/23** Status Update for Board of Trustees
- **5/1** Planning Commission Meeting for Presentation of Draft Elements: Growth Framework; Economic Development; Parks, Recreation & Trails
- **5/28** Status Update for Board of Trustees
- **6/5** Planning Commission Meeting for Presentation of FINAL DRAFT (make notice so that Board members can also attend) & Adoption

Land Use: Geography & Climate





Legend

Wild Turkey Migration Corridors

Wild Turkey Migration Patterns

White-tailed Deer Migration Patterns

Human-Wildlife Conflict Zones

Highway Crossings

Golden Eagle Active Nests

Golden Eagle Range

Black Bear Range

Canadian Geese Range

Great Blue Heron Foraging Area

White-tailed Deer Winter Concentration Area

Wild Turkey Winter Concentration Area

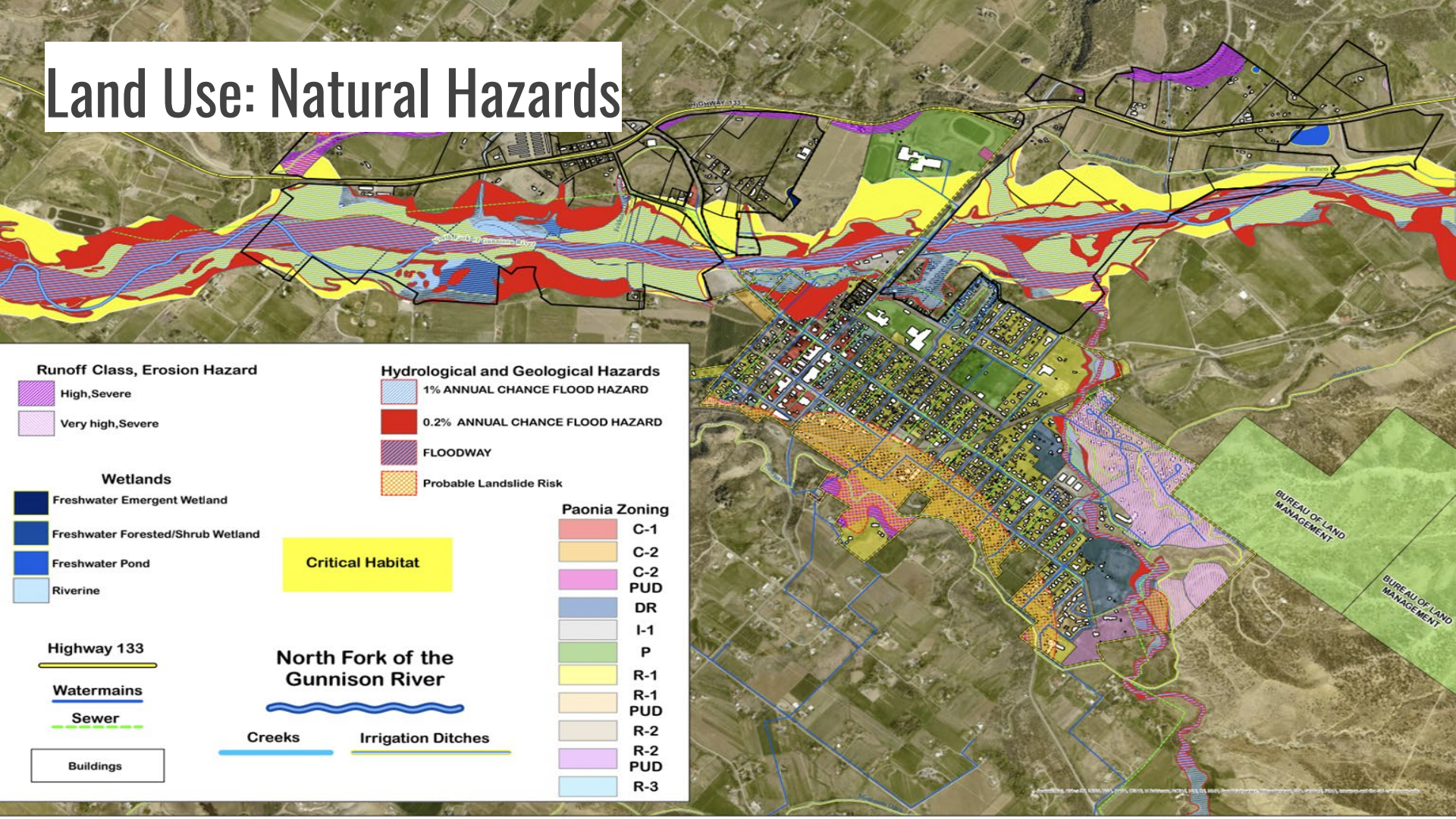
Wolf Range





Paonia

Land Use: Who Else Lives Here


Land Use: Natural Hazards






Runoff Class, Erosion Hazard

-  High, Severe
-  Very high, Severe












Wetlands


-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

Hydrological and Geological Hazards

-  1% ANNUAL CHANCE FLOOD HAZARD
-  0.2% ANNUAL CHANCE FLOOD HAZARD
-  FLOODWAY
-  Probable Landslide Risk

Paoia Zoning

-  C-1
-  C-2
-  C-2 PUD
-  DR
-  I-1
-  P
-  R-1
-  R-1 PUD
-  R-2
-  R-2 PUD
-  R-3

 Critical Habitat

 North Fork of the Gunnison River

 Creeks

 Irrigation Ditches

 Highway 133

 Watermains

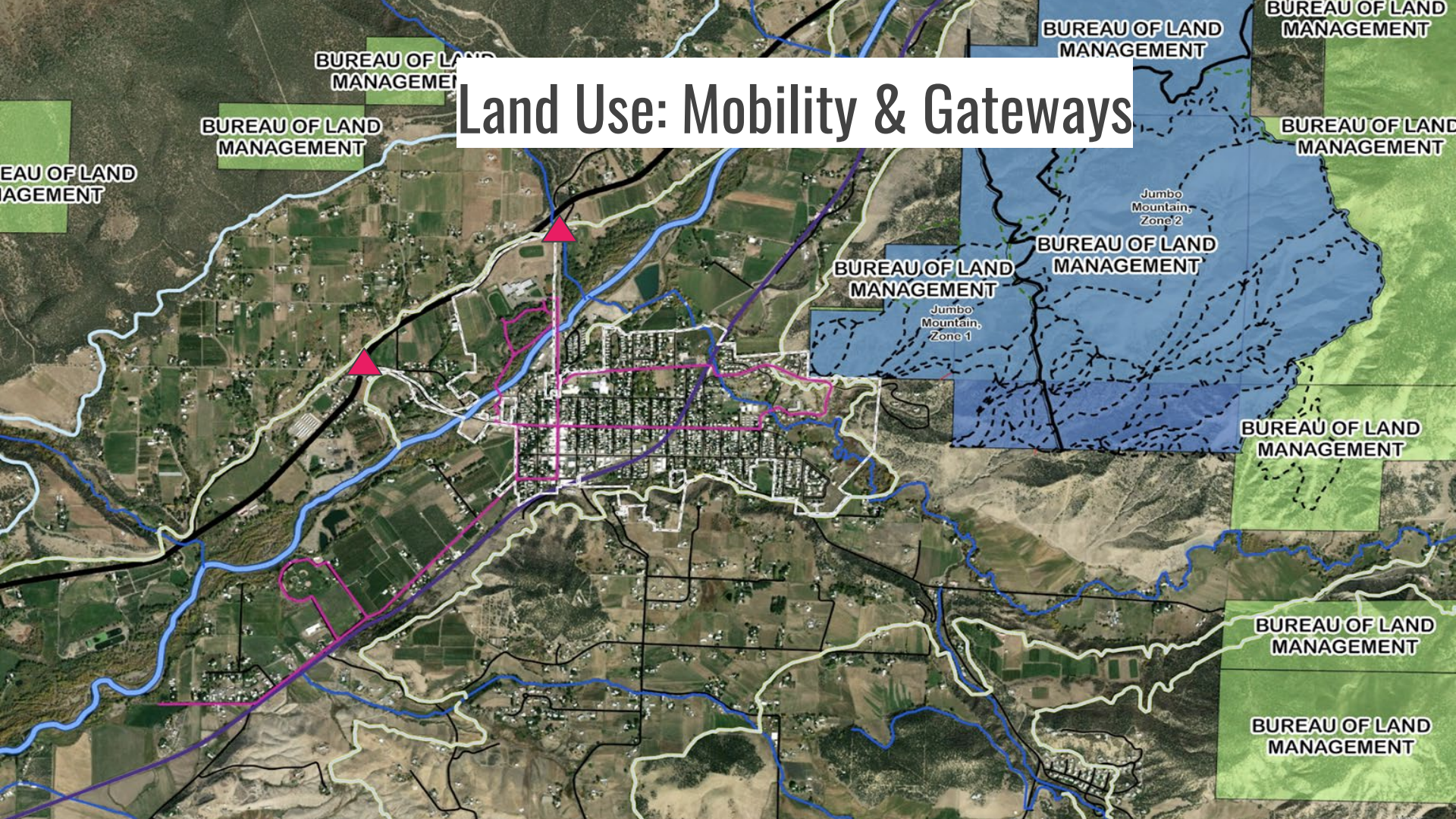
 Sewer

 Buildings

BUREAU OF LAND MANAGEMENT


BUREAU OF LAND MANAGEMENT

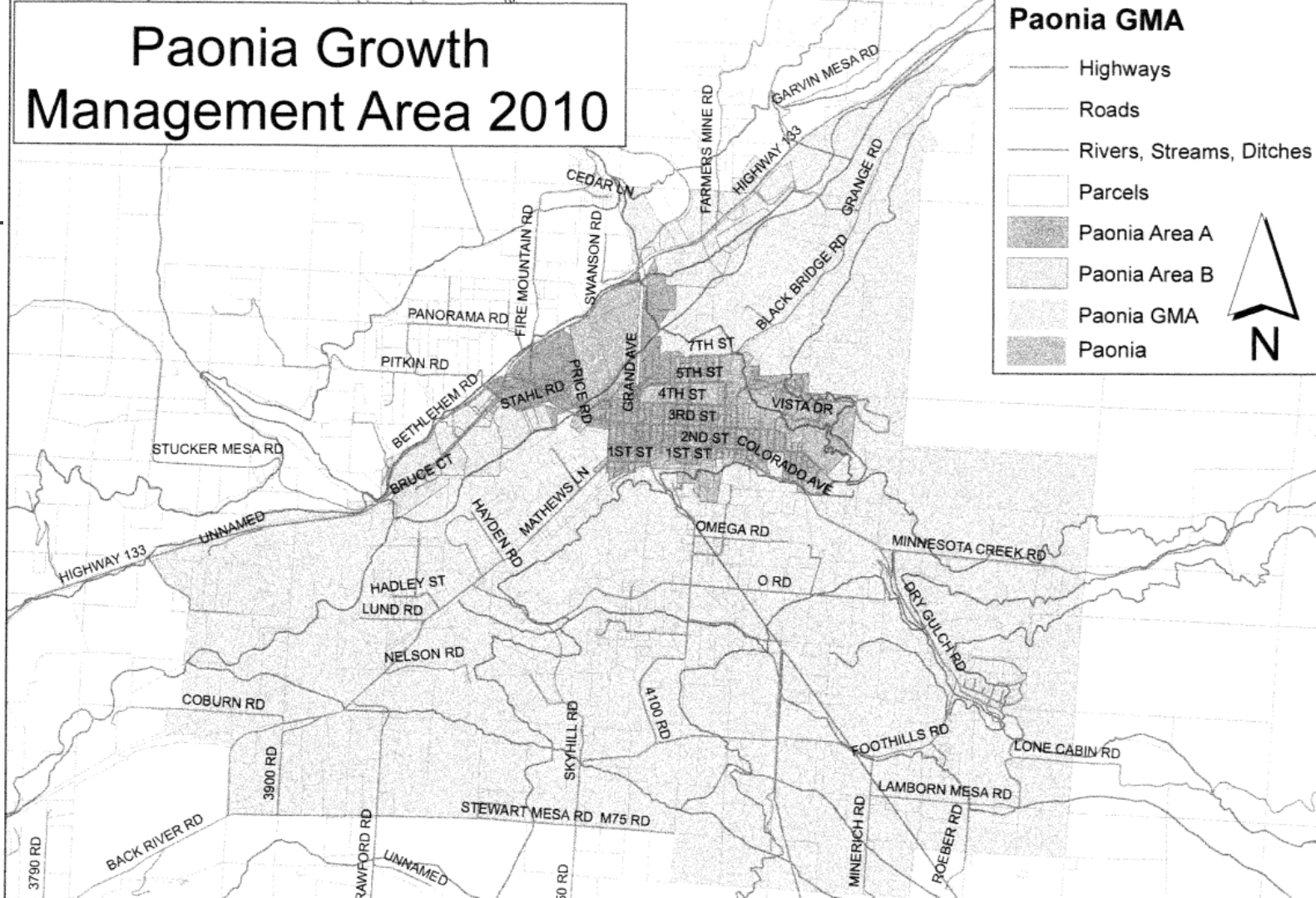
Land Use: Mobility & Gateways



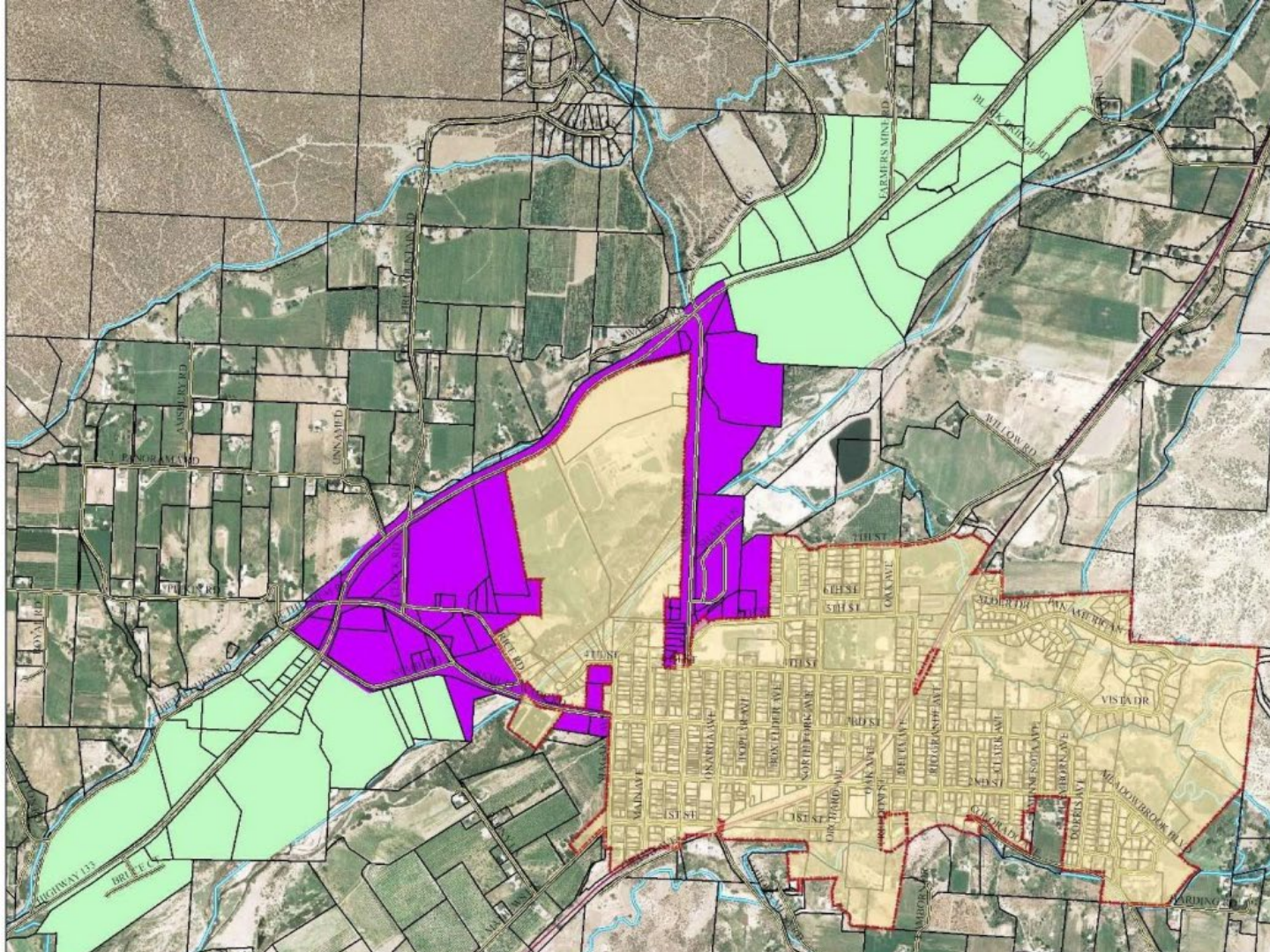
Paonia Growth Management Area 2010

Paonia GMA

- Highways
 - Roads
 - Rivers, Streams, Ditches
 - Parcels
 - Paonia Area A
 - Paonia Area B
 - Paonia GMA
 - Paonia
- 



Town of Paonia Highway 133 Planning Areas A & B



Legend

- Paonia Municipal Boundary
- Delta_roads
- Area A
- Area B
- Delta_RR



Introduction of the Land Use Element

What is the **Land Use Framework**?

- ★ The Land Use Framework is a statement of the Town's current **vision** for the future. It outlines our **values** and sets **policies** by which to guide the Town in the years to come.
- ★ We've prioritized **action items** based on these policies for the current government and staff. These are ordered by short term and medium term.
- ★ The **Future Land Use Map** brings together the various elements of the Comprehensive Plan. *It is a map of what the community of Paonia wants to have happen.* It is a visual guide.
- ★ The Framework and the Map will include direction on **density, scale, development, and natural resources**. The map covers the property within the existing town boundary, as well as the Urban Growth Area.

Introduction of the Land Use Element

What the Land Use Framework is NOT:

- ★ The Land Use Framework is not a new zoning code. It serves as a guide and sets policy for future Land Use Regulation updates.
- ★ The Framework and the Map will not set regulations, such as lot coverage or building height, nor will it outline planning review processes.
- ★ The Land Use Framework is not parcel based. While you may see the boundary of an area along a parcel line, we're not defining land use per parcel. The land use is for a general area of town.

Vision

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

Values

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

Policies & Actions

Policies provide guidance for decision making by the Town Board, Planning Commission, and Staff including day-to-day decisions and big picture decisions.

Actions are specific steps or strategies that can be taken to support implementation of the policies and the plan in general.

Together they provide guidance for how the Town will work toward achieving the Community's vision and values in the plan.

Review: Policies

POLICY LUF-1: Preserve Paonia's rural character while balancing the need for infill, economic growth, housing and redevelopment.

POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.

POLICY LUF-3: Promote a built environment that is in harmony with the existing scale and historic character of Paonia while remaining open to contemporary, energy efficient and alternative building methods.

POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community.

Review: Policies, continued

POLICY LUF-5: Enhance the Town's resiliency to natural disasters and environmental hazards.

POLICY LUF-6: Promote access to open space, river corridor and surrounding countryside.

POLICY LUF-7: Protect key wildlife habitat and riparian corridors.

POLICY LUF-8: Maintain viewsheds, open lands and the rural feel of the Town.

Review: Actions

ACTION ITEMS	TIMING
<p><u>ACTION LUF-1</u>: Implement the <i>Housing Needs Assessment and Housing Action Plan</i> in order to prioritize access to affordable housing options.</p>	Short-term (1-2 yrs)
<p><u>ACTION LUF-2</u>: Create and implement risk management standards and guidelines for development in hazardous areas, including the urban-wildland interface, the FEMA 100-year flood zone, and in areas susceptible to landslide and runoff.</p>	Short-term (1-2 yrs)
<p><u>ACTION LUF-3</u>: Identify properties for development that are connected to existing infrastructure and could be promoted for light industrial, commercial space, vocational training and business incubators.</p>	Short-term (1-2 yrs)
<p><u>ACTION LUF-4</u>: Identify vulnerable species and habitat within and near Town and develop strategies for responsible development and protecting crucial land.</p>	Medium-term (3-5 yrs)

Review: Actions, continued

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<u>ACTION LUF-5</u> : Create and implement a strategy to improve and increase pedestrian access along the Gunnison River corridor, as well as connections to community amenities outside of Town.		Medium-term (3-5 yrs)
<u>ACTION LUF-6</u> : Update land use regulations to align with this Comprehensive Plan.		Medium-term (3-5 yrs)
<u>ACTION LUF-7</u> : Create new design standards and guidelines based on neighborhood context. Create a review framework to support the preservation of the Town Core historic architectural character and scale, and provide a review process that is proportionate to the scale of the intervention and that is open to contemporary, energy efficient and alternative building methods.		Medium-term (3-5 yrs)

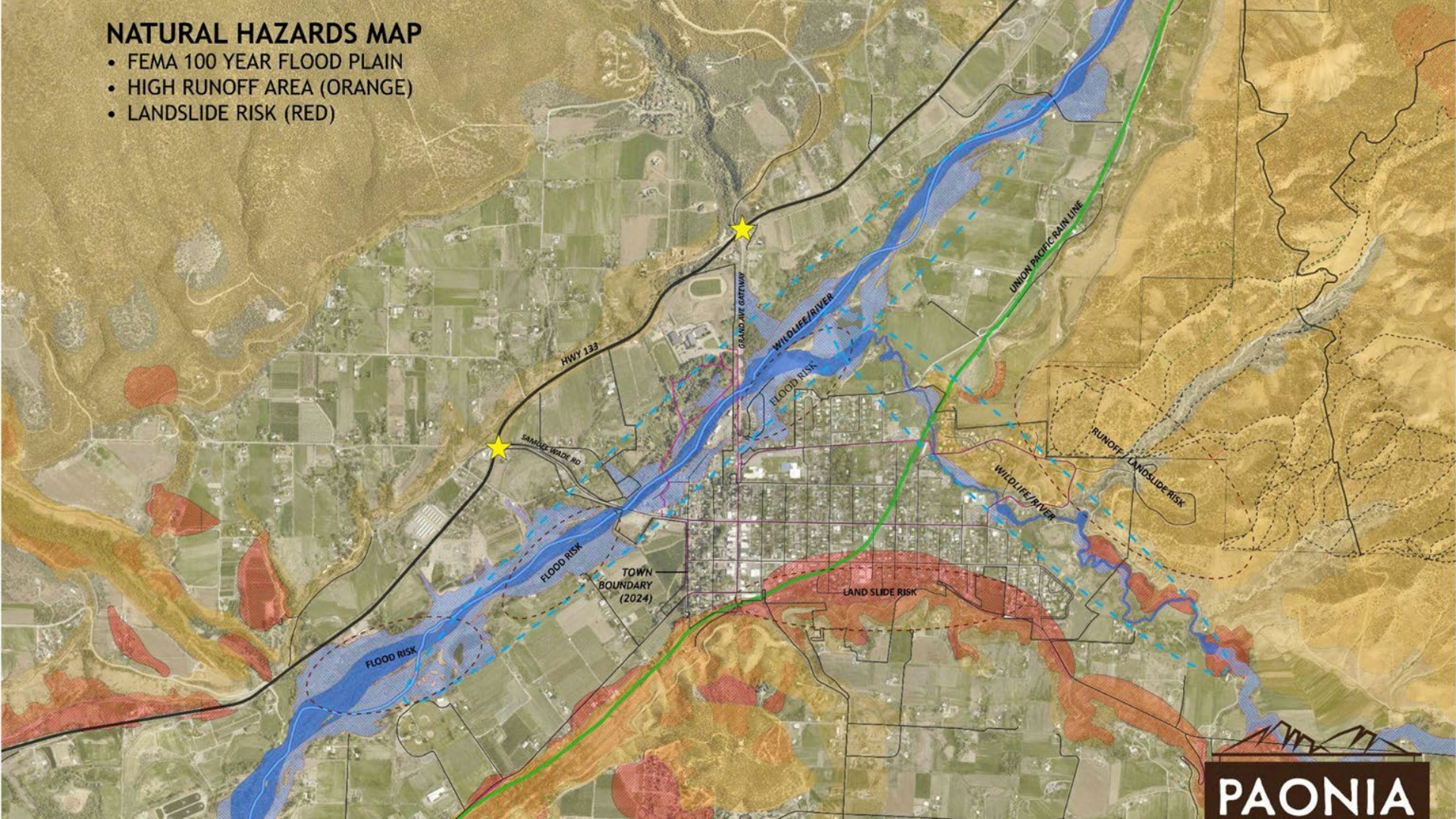
Review: Future Land Use Map

KEY CONSIDERATIONS

- ★ Preserving Paonia's small town feel and rural and historical character
- ★ Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- ★ The increasing demand for affordable housing
- ★ Identifying options for a gradual density increase
- ★ Maintaining the economic vitality of the historic downtown
- ★ Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- ★ Identifying areas for creative mixed use and business opportunities
- ★ Preserving and increasing access to open space and the river
- ★ Protecting wildlife habitat and riparian corridors
- ★ Identifying natural hazards and their implications on existing and future development

NATURAL HAZARDS MAP

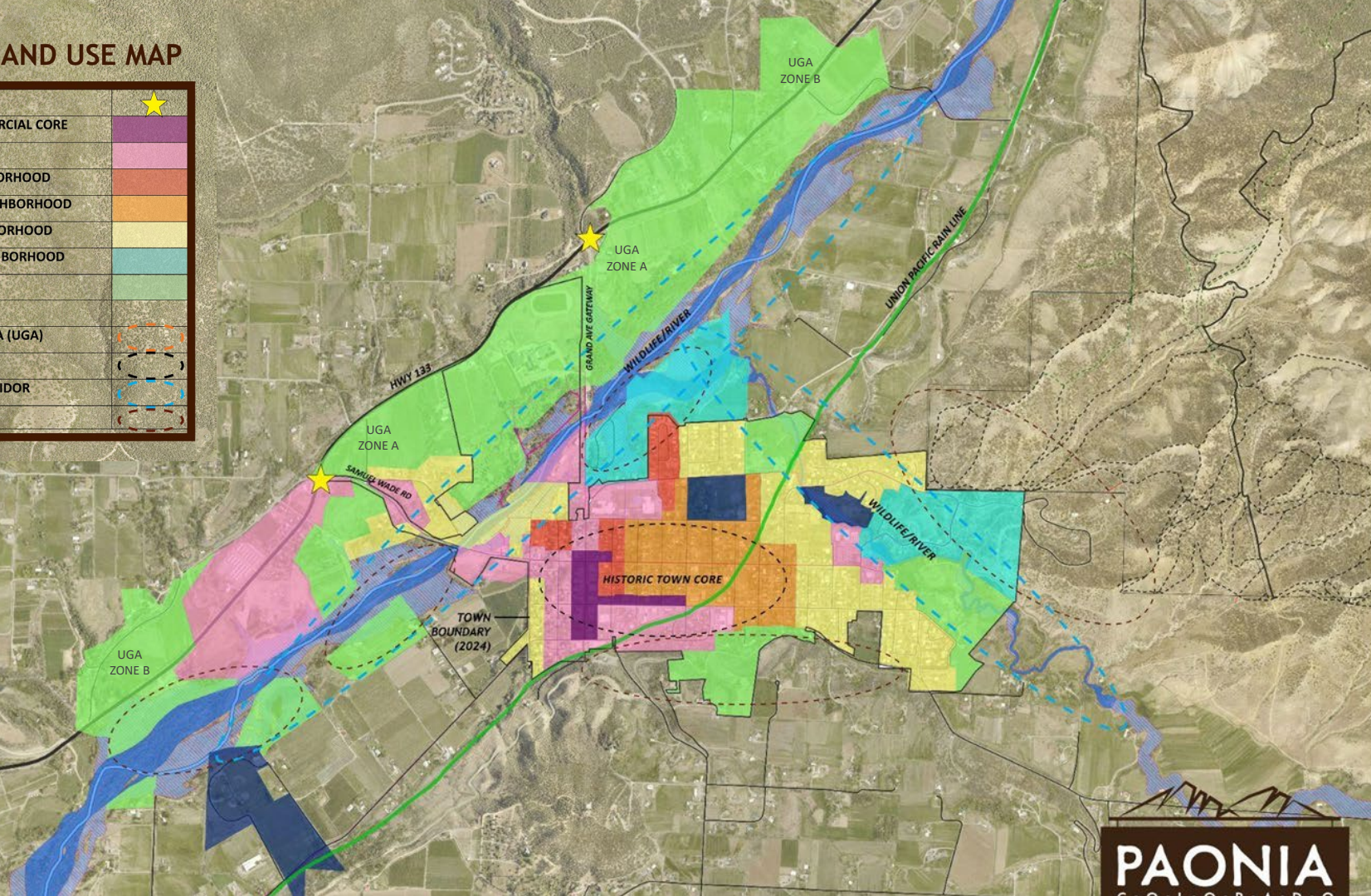
- FEMA 100 YEAR FLOOD PLAIN
- HIGH RUNOFF AREA (ORANGE)
- LANDSLIDE RISK (RED)



PAONIA

FUTURE LAND USE MAP

GATEWAY	★
DOWNTOWN COMMERCIAL CORE	Dark Purple
MIXED USE	Light Purple
DOWNTOWN NEIGHBORHOOD	Red
TOWN ORIGINAL NEIGHBORHOOD	Orange
TRADITIONAL NEIGHBORHOOD	Yellow
CONSERVATION NEIGHBORHOOD	Light Blue
URBAN FARMLAND	Light Green
URBAN GROWTH AREA (UGA)	Green
HISTORIC TOWN CORE	Black dashed line
WILDLIFE/RIVER CORRIDOR	Blue dashed line
NATURAL HAZARDS	Red dashed line



Summary & Next Steps

Please send in all edits or comments on this section no later than ...