

**From:** [lyn.howe](#)  
**To:** [Paonia](#)  
**Subject:** comments for Paonia master plan  
**Date:** Monday, July 29, 2024 5:15:26 PM

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My comments are in red under the pages and subjects indicated. Thank you

## **Land Use**

### **GROWTH Framework** - Land use pg 20

Pg 18 ;

## **VALUES**

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

Pg 18 & 19 Policies

**Luf -3 - Land use** 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 **Innovative** alternative building methods.

- **LUF 2 - Approach development with clear and consistent regulations and procedures that are effective and fair.** Evaluate all development and annexation proposals to understand the expected economic impacts, the towns capacity to meet demand for services, the impact to water and infrastructure resources and if the proposal is compatible with Paonia's character, improves connectivity, and provides significant community benefits or enhancements.

**LUF 4** Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community. **increase energy efficiency, and ease greenhouse gas emissions**

**LUF 8** Evaluate all development and annexation proposals in order to understand the expected economic impacts, demand for services, impact to water resources, as well as if the proposal is compatible with Paonia's character, improves connectivity, and provides significant community benefits or enhancements.

**LUF 9** **Prioritize efforts to reduce light pollution,** In compliance with Paonia's lighting ordinance to Maintain the natural darkness (dark skies) to preserve the nighttime view of the stars and the many other benefits of dark skies.

## PG 25 Economic Development

### Policies

**Econ-3** Create and maintain a healthy, vibrant, and beautiful economic downtown corridor on and around Grand Avenue. **Support the use of shared parking, on-street parking, and other strategies to maximize the use of available resources and support local business. Use signage and other wayfinding to direct visitors to parking,**

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