

Comment Number	Page Number	Paragraph/Sentence Begins With	Comment/Question	Commentor	Include in draft for Adoption?
1	General	General statements throughout the document	Strike Adjectives. Provide Clear statement on the moratorium, lack of effort, possible [possible] solutions, see 1996 plan	W. Brunner	These comments to be addressed in the yet to be created water element.
2	General	Footnotes	There were footnotes included in the May 2024. These should be inserted where still applicable.	P.Smith	Investigate further by checking the May 2024 footnotes
3	General	Add an Element	Plan needs an element devoted to Housing which include "projections of population growth and housing needs to accommodate the growth." (CRS 31-23-206 (j)). The 2023 Housing Needs Assessment/Housing Action Plan (HNA/HAP) needs to be incorporated into the final document in some fashion. There are currently 14 references to this document in the June 21st draft.	P.Smith	Does the final HNA/HAP need to be modified by the Trustees prior to incorporation and if so, is this version then returned to the Planning Commission for review prior to incorporation?
4	General	Add an Element	Plan requires the identification of "areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards." (CRS 31-23-206 (k)). A map of these areas occurring in and around Paonia needs to be included. The originally provided list of six main elements from the contractor included "Risk, Resilience and Emergency Preparedness." It's unclear why it wasn't created, and should this be the section to fulfill this statute?	P.Smith	Yes and need the map
5	General	Additional Maps Needed	Plan requires inclusion of a map identifying "the general location, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors..." (CRS 31-23-206 (a)).	P.Smith	Yes

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6	General	Additional Maps Needed	Plan requires inclusion of a map identifying “the general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas.” (CRS 31-23-206 (b)).	P.Smith	Yes to map and important to include the airport
7	General	Additional Maps Needed	Plan requires inclusion of a map with “the general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities and ((d) (I)) The general location and extent of an adequate and suitable supply of water.” (CRS 31-23-206 (c)).	P.Smith	Yes
8	General	Additional Clarification Needed	Include a narrative or other vehicle to addresses “A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. Such a zoning plan may protect and assure access to appropriate conditions for solar, wind, or other alternative energy sources. regulations and restrictions of the height, number of stories, size of buildings and other structures, and the height and location of trees and other vegetation shall not apply to existing buildings, structures, trees, or vegetation except for new growth on such vegetation.” (CRS 31-23-206 (f)).	P.Smith	Yes, include in future land use

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9	General	Additional Clarifications Needed	Does the final plan require the inclusion of the "Paonia Growth Management Area" which was included in the May 2024 version? -- Does the final plan require the inclusion of the Town of Paonia Highway 133 Corridor Master Plan was included in the May 2024 version?	P.Smith	Probably should be included. Would like to know why consultant didn't include?
10	General	Structure and Revisions Question:	Overarching comment. At this point, I would recommend that each Element contain a single vision statement and then convert "values" into "Objectives" and reorganize the Policies to coincide with a specific Objective.	P.Smith	Yes, but after the missing elements are included.
11	Ack.	Acknowledgements	<i>Add New Planning Commission members, remove Bachran, Knutson, Klisset; remove all town committees</i>	W.Brunner	Yes - PC
12	Ack.	Acknowledgements - Town of Paonia Mayors & Board of Trustee Members	<i>Revise: Town of Paonia Board of Trustees: Add Paige Smith (Mayor); move Mary Bachran (Mayor Ret.) to the end, move David Knutson (Mayor Pro-Tempore, Ret.) to the end; move Morgan MacInnis (Ret.) to the end; move Thomas Markle (Ret.) to the end; add Bill Brunner; and add Mayor Pro Tempore to John Valentine; add Walter Czech.</i>	P. Smith	Yes - PC
13	Ack.	Acknowledgements - Paonia Committees	<i>Transportation Advisory Board – I haven't heard of this committee. Please describe or remove.</i>	P. Smith	? Determine if this Advisory Committee exists? Maybe thos should be teh airport advisory committee
14	Ack.	Acknowledgements - Town of Paonia Staff	<i>Provide Titles for each employee</i>	P. Smith	Yes - PC
15	Ack.	Acknowledgements - Past Plans, Studies and Work	<i>The Introduction to the Plan requires more explanation of the purpose of the Comp. Plan</i>	P. Smith	Yes - PC
16	1	About the Comprehensive Plan	<i>Strike, "the process of creating a plan is just as important as the outcome."</i>	W. Brunner	PC will investigate
17	1	About the Comprehensive Plan	<i>Strike, "the process of creating a plan is just as important as the outcome."</i>	W. Brunner	redundant comment

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18	1	Plan Organization: Elements	<i>The policies are hopelessly vague and self contradictory. FLUP is short sided, lacks specifics, includes land use categories Paonia does not have without explanation</i>	W. Brunner	N/A
19	2	Plan Organization: Appendix	<i>Appendix should not be part of the plan</i>	W. Brunner	no
20	2	Summary of Community Engagement Events	<i>I'd suggest placing the Community Engagement in the Plan as its own Section in the Document and titled "PART II SUMMARY OF COMMUNITY ENGAGEMENT EVENTS"</i>	P.Smith	yes
21	2	Timeline	<i>Include: Plan sent back for redo by Wynn w/o consulting PC after meetings were scheduled for adoption</i>	W. Brunner	N/A
22	2	Timeline	<i>Include: revised plan presented July 18, 2024</i>	W. Brunner	N/A
23	2	Timeline	<i>Include: previous version included breakdown of in town/out of town at community engagement events. Include number here.</i>	W. Brunner	N/A
24	2	Public Engagement Session #1: Not legit subject for land use docment	<i>Strike (remove): providing transparency and improved communication between the Town and community</i>	W. Brunner	No, don't strike
25	3	Public Engagement Session #2	<i>Strike (remove): Create design standards and preserve historic character... See Scott's notes, pg. 72, only got 3 dots</i>	W. Brunner	No, don't strike
26	4	Public Engagement Session #3	<i>Strike (remove): With Community and partner organizations, prioritize and implement recommendations from the Parks, Recreation & Trails Master Plan</i>	W. Brunner	No, don't strike
27	4	Governance and Participation	<i>Strike (remove) the section in its entirety, not legit subject for Land use plan</i>	W. Brunner	No, don't strike
28	4	Public Engagement Session #3	<i>Strike (remove): Develop commercial property in the Downtown Core instead of along Highway 133; ie. Do not develop gateways!</i>	W. Brunner	No, don't strike

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29	4	Public Engagement Session #3	<i>"urban ag areas" no such zone, prime housing space in town core, 1 acre estates not comparable with urban ag.; Integrate cottage industries into more budiness-heavy areas of Town</i>	W. Brunner	No
30	4	Public Engagement Session #3	<i>inlcude live/work concept in industrial zone</i>	W. Brunner	no
31	4	Public Engagement Session #3	<i>"Acknowledge and take wildlife corridors into consideration with all zoning and development" -- How does this work, designated area splits parcels, zoning lines are to go by parcel, road, etc.</i>	W. Brunner	no
32	5	Legislative Authority	<i>Include: PMC 2-6-10 through 50</i>	W. Brunner	?
33	7	Paonia's Community Vision	<i>Big Issue here!! -- 2014 Heart and Soul project not legit basis for 2024 comp plan! Town doesn't even seem to have a copy! Documents sent from town do not contain any product from heart and soul project, are strictly intro documents and rfp type documents.</i>	W. Brunner	no
34	7	Paonia's Community Vision -- We balance growth and development with values of maintaining a small-town feel and dark nighttime skies, economic and cultural diversity and creativity, and existing community resources.	<i>We should not be balancing growth with our town values. We should prioritize our values. Growth is ambiguous. We want infill growth but not gian tracts of homes. The type of growth matters.</i>	P. McCarthy	Agreed upon revised text for 2nd paragraph in the vision statement on page 7: "We prioritize maintaining our small-town character, economic and cultural diversity, creativity, existing community resources and as a Dark Sky Internationally designated Dark Skies Town, the protection of our night time skies. Any development or growth in our community must align with and enhance these core values focusing on strategic infill small scale projects that complement our Town's unique identity rather than large scale expansion. We share a deep connection to our rural landscape and natural resources." PC will add some language regarding water.

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35	8	Paonia's Community Vision	No mention of tourism This is significant. Should be noted in rest of plan	W. Brunner	PC will address
36	8	Paonia's Community Vision	Strike: "A 2014 community-led initiative called "The North Fork Heart & Soul Project" succeeded in capturing many of the shared values of Paonia's diverse residents; those values have informed this Plan -- Who's idea is this? Is a fundamental flaw.	W. Brunner	no, don't strike
37	9	Demographics, Economy & Growth, Education, Civil Society & Health Care	Big Issue Here!! -- "Growth is further constrained by a moratorium on new water taps that went into effect in 2020." -- Make a clear statement, growth envisioned by plan is impossible until moratorium lifted. Reason of moratorium is all existing studies conclude water system is at capacity or over sold in terms of firm yield from last century. current climate is drying. infrastructure improvements or strategies not yet contemplated will be necessary to provide water for growth.	W. Brunner	PC will address that the economy is dependent on water
38	9	Economy & Growth	<i>Inadequate Consideration: "Housing Price increases have outpaced rise in wages by a ratio of 5.5 to 1, displace residents and creating barriers for businesses looking to hire seasonal and full-time wage workers." State: is national/global problem. Local policies not always effective.</i>	W. Brunner	See #40
39	9	Economy & Growth: "abundant educational opportunities"	<i>Paonia has lost significant educational resources, closing of schools,</i>	W. Brunner	No
40	12	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.	<i>Short term rentals are what is driving the affordability crisis in Paonia. The document calls out urban people relocating and the water moratorium. Neither of those two things have had as big an impact as short term rentals (50+ homes). This document should call this out as THE major contributing factor.</i>	P. McCarthy	Discussion on STRs. Commissioner McCarthy wants STRs addressed with further revision

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41	18	FLUM and Land Use Categories	<i>FLUM and the Land Use categories – need to be sure this map reflects what Paonia wants to follow over the next 2 decades. Need to reconcile “light industrial” term on the map and “light manufacturing” in the narrative. In addition, I’d recommend the Land Use section and FLU include more detail on how it is intended to be used.</i>	P.Smith	PC to address
42	19	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.	<i>Remote workers are residents. We should balance the needs of remote workers (aka locals) with tourists. We should prioritize locals over tourists unless doing so benefits the town as a whole more.</i>	P. McCarthy	Yes, with PC wordsmithing
43	37	Appendix B, Infrastructure -- Water	<i>Be sure the Comp. Plan adequately addresses (CRS 31-23-206 (d)(ii)) the water supply element: “The planning commission shall consult with the entities that supply water for use within the municipality to ensure coordination on water supply and facility planning, and the water supply element must identify water supplies and facilities sufficient to meet the needs of the public and private infrastructure reasonably anticipated or identified in the planning process.”</i>	P. Smith	Yes

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44	37	Appendix B, Infrastructure -- Water	<i>Ensure that the water supply element include water conservation policies, to be determined by the municipality, which may include goals specified in the state water plan adopted pursuant to section 37-60106.3 and may include policies to implement water conservation and other state water plan goals as a condition of development approvals, including subdivisions, planned unit developments, special use permits, and zoning changes. A municipality with a master plan that includes a water supply element shall ensure that its master plan includes water conservation policies at the first amending of the master plan that occurs after September 14, 2020, but in no case later than July 1, 2025.</i>	P.Smith	Yes
45	18	Growth Framework/Values	<i>Open space, agricultural land, interconnection with nature, <u>support and maintain street and park trees</u> and dark nighttime skies.</i>	L. Howe	TBD
46	18	Growth Framework/Values	<i>• Clear planning for a growing community <u>with well managed, realistic growth objectives.</u></i>	L. Howe	TBD
47	24	LUF Policies	<i>POLICY LUF-2: Approach development with clear and consistent regulations and procedures that are effective and fair.</i>	L. Howe	TBD
48	24	LUF Policies	<i>POLICY LUF-4: Support diverse and affordable housing options for all to ensure that Paonia remains a complete and vibrant community, <u>increase energy efficiency and ease greenhouse gas emissions.</u></i>	L. Howe	TBD

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49	24	LUF Policies	<i><u>Policy LUF - 8: Evaluate all development and annexation proposals to understand the expected economic impacts, the Town's capacity to meet the 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</u></i>	L. Howe	TBD
50	24	LUF Policies	<i><u>POLICY LUF-9: Prioritize effort to reduce light pollution in compliance with Paonia's lighting ordinance in or to. Maintain the natural darkness (dark skies) to preserve the nighttime view of the stars and the many other benefits of dark skies</u></i>	L. Howe	TBD
51	25	Economic Development	<i><u>POLICY 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.</u></i>	L. Howe	TBD