MEMORANDUM

TO: Town of Paonia

FROM: Paige Smith, Mayor

DATE: August 2, 2024

SUBJECT: Comments on the June 21, 2024 draft of the Town of Paonia Comprehensive Plan.

1. Introduction Page:

    a. Town of Paonia Mayors & Board of Trustee Members

        Revise as requested by Stefen Wynn –

        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.

    b. Town of Paonia Committees

        Transportation Advisory Board – I haven't heard of this committee. Please describe or
        remove.

    c. Town of Paonia Staff

        Provide titles for each employee

    d. Past Plans, Studies and Work

        If this set of documents is to stay as the list of references used, we need to be sure we
        have an electronic copy of each one for refence purposes, i.e., 2010 North Fork Valley
        Vision 2020 and 2014 North Fork Valley Heart & Soul Project.

    e. The Introduction to the Plan requires more explanation of the purpose of the Comp.
       Plan

2. 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"

3. There were footnotes included in the May 2024. These should be inserted where still applicable.

4. 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.

5. 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?

6. 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)).

7. 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)).
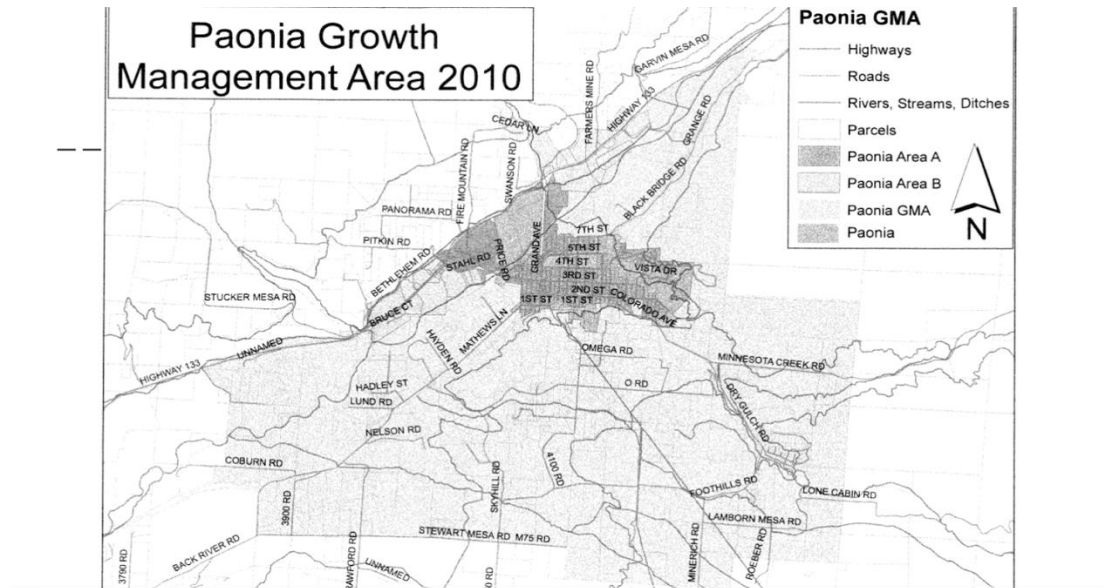
8. Plan requires inclusion of a map with "the general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, and any proposed 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)).

9. 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."
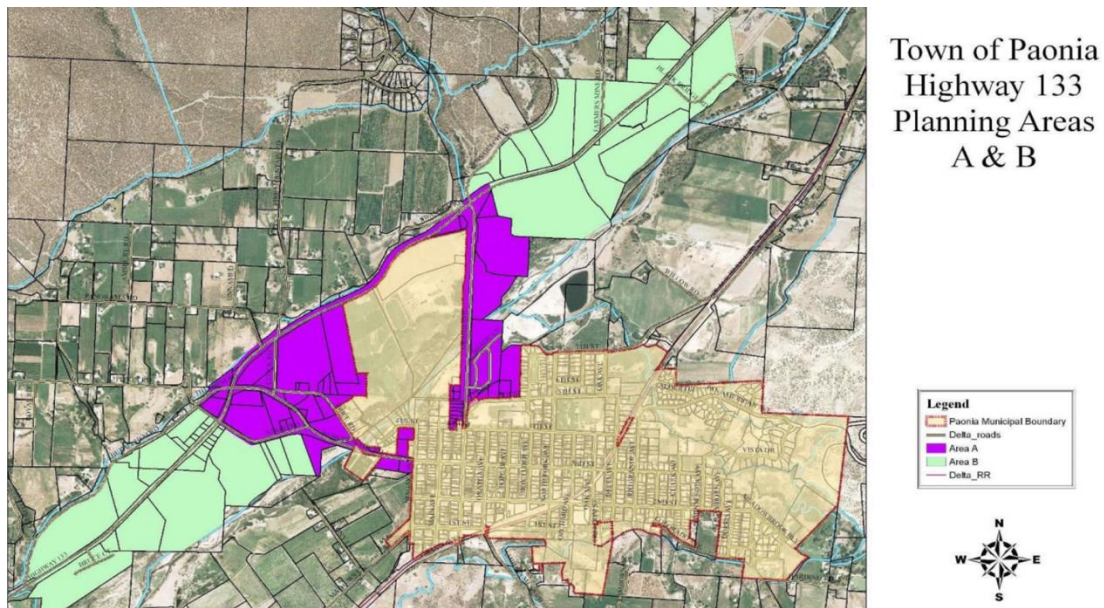
10. Ensure that the water supply element include water conservation policies, to be determined by the municipality, which may include goals specified in the state water plan adopted pursuant to section 37-60-106.3 and may include policies to implement water conservation and other state water plan goals 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.

11. 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)).

12. Does the final plan require the inclusion of the "Paonia Growth Management Area" which was included in the May 2024 version?

Paonia Growth Management Area 2010

13. Does the final plan require the inclusion of the Town of Paonia Highway 133 Corridor Master Plan was included in the May 2024 version?

Town of Paonia Highway 133 Planning Areas A & B

14. 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.

15. 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.