

Town of Paonia 2023 Master Plan



Image by Steve Huntley, June 2009

Get Involved!

Community Engagement Sessions:

- **Thursday, April 27th, 5:30-8:00pm** (Town Hall)
- **Saturday, June 24th, 10am-3pm** (Paonia K8 school)

Email questions and comments on the Master Plan to paoniamasterplan@gmail.com
(please include your street address)

Sign up for updates on the Master Plan [here](#).

Master Plan Update to Paonia Board of Trustees 5/5/23

The first Master Plan community engagement session on April 27 was a full house, attracting between 75-100 participants, with just over half of the 60 participants who registered at the check in table indicating they lived within Town limits. Attendees who arrived early were treated to pizza and a screening of the ["What Matters Most"](#) video from the Heart & Soul project. The program formally opened with [this presentation](#) by Marissa Mommaerts to provide context, and the rest of the evening was filled with participatory activities to gather input on Vision, Values, Goals, Policies & Actions for the Master Plan facilitated by the Master Plan consultant team and 9 additional community members who volunteered to support the process. The Master Plan team is currently analyzing and synthesizing the detailed input from the first community engagement session, but you can access a high-level summary of key points from the final "harvest" round [here](#). Not surprisingly, some of the key issues and themes that emerged from this first session were protecting the rural, agricultural & small town character of Paonia; addressing our water system and other key infrastructure and services; addressing the housing emergency; finding a balanced role for tourism as an economic driver; climate resiliency & ecosystem health; and transparency and improved communication between the Town government and community. The second community engagement session will take place on June 24th from 10am. The focus of that session will be refining a vision statement and digging deeper into key questions and tensions that emerged from the first session.

We have updated our timeline for revisions and final report publication to enable the Board of Trustees to approve the first round of revisions conducted by the Planning Commission on the Draft Master Plan at the Sept 12 Board meeting. This means the bulk of public comment on the Draft Master Plan will take place in October, the final Master Plan will be submitted to the Town by Jan 31, and the final Planning Commission public hearing on the Master Plan will take place in February. We are in touch with Urban Rural Continuum and have a meeting scheduled for May 12 to discuss coordinating our efforts.

Consultant Team

- Marissa Mommaerts, Resilience & Regeneration LLC
- Molly Wheelock, StudioMW
- Mara Mantoiu, StudioMW
- Scott Brown, Active Peace, LLC
- Calla Rose Ostrander, Phoenix Rising Resources, LLC

We're a team of local professionals with diverse skill sets including municipal planning, community resilience and organizing, architecture and design, group facilitation, and more. We came together in response to the Town of Paonia's public RFP for a Master Plan update and were contracted by the ToP to conduct the MP update beginning March 1, 2023. We love Paonia, we understand its unique strengths and challenges, and we are honored to contribute to building a thriving and resilient future for our community. See our brief bios near the end of this presentation.

Role & Goals of the Paonia Master Plan



From DOLA



COLORADO
Department of Local Affairs

“Municipalities and counties are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve its vision and goals.

The comprehensive plan(or master plan) provides the policy framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies.

A comprehensive plan **promotes the community's vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs, and provides for a balance between the natural and built environment.”**

(See C.R.S. 30-28-106 and 31-23-206.)

<https://cdola.colorado.gov/community-development-planning/comprehensive-plans>

From the American Planning Association

“Planning for sustaining places is a dynamic, democratic process through which communities plan to meet the needs of current and future generations without compromising the ecosystems upon which they depend by balancing social, economic, and environmental resources, incorporating resilience, and linking local actions to regional and global concerns.”

From Sustaining Places: The Role of the Comprehensive Plan



VALUES from ToP Master Plan RFP



- **ACCESSIBLE:** “Emphasis should be on the creation of a short (30-40 page) document that is clear, concise and easily understood by the general public.”
- **RESPONSIVE:** “...special emphasis on Paonia's unique qualities, community needs and characteristics. Please take into account what is specific to our region and local culture.”
- **COLLABORATIVE:** “...work ‘hand in glove’ with the Planning Commission to update our Master Plan.”

Our Mandate

- Collaborative process that emphasizes Paonia's unique qualities, values, and needs.
- Balance vision, values and needs as best we can.
- Prioritize local experience and input.
- Research what's already been done.
- Gather fresh perspectives.
- Build in the latest thinking in the professional planning arena.
- Build trust as we go.
- Deliver implementable guidance to the Town and Planning Commission.

Goals for Paonia Master Plan Process

Goal #1: Develop a **shared vision** and **clear, accessible action plan** to guide our community toward a **thriving and resilient future**.

Goal #2: Utilize a **participatory community engagement** process that builds trust in local government and **momentum toward addressing community needs and goals**.



Paonia Master Plan Deliverables

- ❖ Master Plan Kickoff Work Session w/ ToP Trustees & Planning Commission (3/30/23)
- ❖ 2 Public Community Engagement Sessions (April 27th & June 10th)
- ❖ 5 Meetings/Group Interviews with Town Staff, Boards & Committees:
 - Town Staff (focused on water system & Town services),
 - Trustees,
 - Planning Commission,
 - Tree Board/Parks Committee
 - Other TBD
- ❖ 3 individual interviews with key stakeholders (if they are unable to participate in group interviews)
- ❖ Dedicated email address to receive public comments (**paoniamasterplan@gmail.com**)
- ❖ Fliers & social media posts to alert public of Master Plan process
- ❖ Phased release of key draft report sections
- ❖ 30-40 page Final Master Plan

Master Plan Format

- Introductory chapter with brief history of Paonia
- Community vision and values
- Goals and policies
- Growth Framework
- Action Plan
- Relevant Maps and Graphics
- Bibliography

Goals, Policies & Action Plan address 6 main topics:

- Culture & Character
- Recreation & Tourism
- Economic Development
- Water & Infrastructure
- Land Use & Housing (Growth Framework)
- Risks, Resilience & Emergency Preparedness

Paonia Master Plan Process

- Review & synthesize background materials (ongoing)
- Promote Community Engagement Sessions
 - Fliers
 - Social Media
 - Community Outreach
- **Community Engagement Session #1:**
 - **Thursday April 27th, 5:30-8:00pm**
- Stakeholder Interviews
 - 5 group interviews
 - 3 individual interviews
- **Community Engagement Session #2:**
 - **Saturday June 10th, 10am-noon**
- **Draft MP due to Town July 31**
- Revision Process
 - ToP (Planning Commission) to provide substantive comments on Draft MP by August 18
 - **Board of Trustees to approve substantive comments on Draft MP Sept 12**
 - **Public Review & Comment on Draft MP**
 - **Session 1: Week of Oct 17**
 - **Session 2: Week of Oct 24**
 - **PRR provides 2nd draft of MP to ToP by Nov 17th**
 - **ToP to provide minor edits to PRR by Jan 5th**
- **Final Master Plan Due to ToP Jan 31**
- **Planning Commission Public Hearing on Final MP - Feb 2024 TBC**
- Contract ends Feb 29, 2024

Background Materials

Planning/General:

- 2021 Draft Master Plan
- 2020 ToP Strategic Plan
- [2018 Draft Master Plan](#)
- [2012 Draft Master Plan](#)
- [1996 Comprehensive Plan](#)
- [ToP CDOT Revitalizing Main St Interim Report](#)
- CO State Demographer Office Paonia Profile
- [Understanding Rural Migration White Paper](#)
- [Ridgway Master Plan](#)
- [Comprehensive Plan Roadmap](#)
- American Planning Association “Sustaining Places: Best Practices for Comprehensive Plans”
- Land Use Law presentation by Leslie Klusmire

Water & Infrastructure:

Water Hard Infrastructure

- Paonia Drinking Water Cost-of-Service Analysis 2021 (RCAC)
- Asset Inventory Capital Improvement Plan 2021 (SGM Engineering Firm)
- Town of Paonia Water System Evaluation 2021 (JDS Hydro Engineering Firm)
- Progress Report on Data Collection & Interim Recommendations 2022 (JDS Hydro Engineering Firm)
- ToP Water/Wastewater Capital Improvement Plan 2023 (ToP Public Works Department)

Streets, Sidewalks & Facilities

- CDOT Grant
- Pathways Project (sidewalks)
- Paonia in Motion Parks, Recreation & Trails Plan (sidewalks & facilities)

Background Materials (con't)

Economic Development

- Delta County Economic Assessment
- Delta County Market Assessment
- Delta County Economic Development Strategy
- Bottom Up 2011 Delta County Economic Development Goals
- Civil Eats: “From Coal to Kale”
- Region 10 Comprehensive Economic Development Strategy
- Supporting Entrepreneurs & Small Business
- Economic Power of Heritage and Place
- West's Economy Outperforming Rest of US
- CO Creative Districts
- Rural Economic Resiliency in Colorado
- Colorado Blueprint: A bottom up approach to economic development

Land Use & Housing (Growth Framework)

- 2017 ToP Zoning Map
- [Delta County Zoning Maps](#)
- Highway 133 Corridor Plan
- Intergovernmental Agreement between ToP and Delta County
- ToP Growth Management Area Map
- ToP Urban Growth Area Map
- Land Use Planning in Colorado
- Local Government Land Use Authority in CO
- Sustainable Design and Green Building Toolkits for Local Governments
- Smart Growth: guidelines for sustainable development

Background Materials (con't)

Tourism & Recreation

- Paonia in Motion Parks, Recreation & Trails Master Plan
- Delta County Tourism Marketing Plan
- Colorado Creative Districts One Pager
- Space2Create Paonia Presentation
- Paonia Signage & Wayfinding Summary Booklet
- Creating Parks and Public Spaces
- Colorado Bike Law

Culture & Character:

- What Matters Most: Voices & Values of CO's NFV (Heart & Soul Project)
- What Matters Most White Paper
- What Matters Most Video (click on image at right)

Risks, Resilience & Emergency Preparedness

- Town of Paonia 2021 Drought Response Plan
- 2018 Multi-Jurisdictional Hazard Mitigation Plan for Delta County - Volume 1
- 2018 Multi-Jurisdictional Hazard Mitigation Plan for Delta County - Volume 2
- 2010 ToP Source Water Protection Plan
- NF Community Health Needs Assessment



Brief Consultant Team Bios

MARISSA MOMMAERTS, Project Lead

Marissa is a policy analyst, technical writer, and strategic planner with a decade of experience supporting communities across the US to build resilience to economic, ecological and social challenges. She will manage the Master Plan process including research and analysis, stakeholder and community engagement, and Plan production and review.

CALLA ROSE OSTRANDER, Project Analyst, Policy & Public Communications

Calla Rose Ostrander has worked in the field of community planning and policy related to climate change from 2005-2014 and has spent the last 8yrs in the agriculture, natural resource and organic materials management sectors. For this project she will be focusing on supplying technical analysis and synthesis for areas related to natural resources, green spaces, and waste and water utilities. She will also serve as a public facing policy and science communicator and provide general strategic support for the project.

SCOTT BROWN, Meeting Design and Facilitation, Strategic Support

Scott Brown is a mediator and restorative justice practitioner, a workshop leader, life and relationship coach, transpersonal psychologist and author. Scott will provide meeting design and facilitation and contribute to overall strategy, analysis and documentation.

Brief Consultant Team Bios (con't)

MOLLY WHEELOCK, Land Use & Housing Consultant, Graphics Lead

Molly is the Principal of Studio MW, based in Paonia, CO. A Colorado native, she has worked throughout the Southwest on housing, energy efficiency, and neighborhood planning with multiple private and public clients. She will consult with the team on the overall Master Plan language, format and graphics, and provide support to meeting facilitation.

MARA MANTOIU, Graphics and Master Plan formatting

Mara is a designer with an international experience in participative design and affordable housing design and planning. She will be responsible for formatting the final document, as well as providing editing and graphics support during the entire process.

Brief Consultant Team Bios (con't)

More info on our team can be found in our [proposal to the Town of Paonia](#).

Please note, this is an early version of our proposal which was edited based on feedback from the Town and does not represent the final Master Plan process.



Thank you!!

