



TOWN OF PAONIA
214 GRAND AVENUE
MONDAY, DECEMBER 02, 2024
PLANNING COMMISSION MEETING AGENDA 6:00 PM
[HTTPS://US02WEB.ZOOM.US/J/84686145337](https://us02web.zoom.us/j/84686145337)
MEETING ID: 846 8614 5337

Roll Call

Approval of Agenda

Approval of Minutes

November 4, 2024 Planning Commission

Actions & Presentations

1. Changes to the Housing Element Discussed at the November 20, 2024, Planning Commission Work Session
2. Discussion of Survey Language

Adjournment

I. RULES OF PROCEDURE

Section 1. Schedule of Meetings. Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

Section 2. Officiating Officer. The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

Section 3. Time of Meetings. Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

Section 4. Schedule of Business. If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

* This schedule of business is subject to change and amendment.

Section 5. Priority and Order of Business. Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

Section 6. Conduct of Board Members. Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

Section 7. Presentations to the Board. Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

Section 8. Public Comment. After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.

Section 9. Unacceptable Behavior. Disruptive behavior shall result in expulsion from the meeting.

Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings. These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

II. CONSENT AGENDA

Section 1. Use of Consent Agenda. The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

Section 2. General Guidelines. Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

Section 3. Removal of Item from Consent Agenda. One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if made prior to the vote on the Consent Agenda. The request does not require a second or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

III. EXECUTIVE SESSION

Section 1. An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed “in as much detail as possible without compromising the purpose for which the executive session is authorized.” In the even the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

Section 2. During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session. The contexts of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

Section 3. Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

IV. SUBJECT TO AMENDMENT

Section 1. Deviations. The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

Section 2. Amendment. The Board may amend these Rules of Procedures Policy from time to time.

Minutes
Planning Commission Meeting
Town of Paonia, Colorado
November 04, 2024

Video Link to Meeting: <https://www.youtube.com/watch?v=oJGJsClKzUU&t=15s>

RECORD OF PROCEEDINGS

Roll Call

PRESENT

Vice Chair Lyn Howe

Chair Suzanne Watson

Commissioner Paige Smith

Commissioner Lucy Hunter

ABSENT

Commissioner Peter McCarthy (ABSENT)

Approval of Agenda

Commissioner Hunter makes a motion, seconded by Commissioner Smith to approve the agenda.

Chair Watson makes a motion, seconded by Commissioner Smith to getting through what they can on item 4, and taking item one off the agenda.

The motion carries unanimously.

Approval of Minutes

October 15, 2024 Planning Commission Meeting Minutes

Commissioner Smith makes a motion, seconded by Commissioner Hunter to October 15, 2024 Planning Commission meeting minutes.

The motion carries unanimously.

Actions & Presentations

1. Agenda Item 1 - Procedures - Clarification
 - a) Setting Agenda
 - b) CivilityRemoved from agenda.
2. Agenda Item 2 - Procedure for Content Inclusion in Plan

Public Comment

R. Baril- comments about drafts.

Commissioner Hunter makes a motion, seconded by Commissioner Smith to recommend that the Board of Trustees work with Phoenix Rising Resources with their final hours for a work shop before public hearings and outreach for the final iteration of the Master Plan. The motion fails unanimously.

Commissioner Smith makes a motion, seconded by Commissioner Hunter to ask the Board of Trustees to approve the use of remaining hours of Phoenix Rising Resources to help the Planning Commission reach out to the public to alert them to a workshop to be held about all changes to the June 25th draft of the Master Plan.
The motion carries unanimously.

3. Agenda Item 3 - Review of Motions and Votes Leading to Now

Link to Agendas, Minutes, Meeting Videos

<https://meetings.municode.com/PublishPage/index?cid=PAONIA&ppid=910c16da-c903-4180-a18d-799b01f6a859&p=-1>

4. Agenda Item 4 - Discussion and Work on the Comprehensive (Master) Plan

a) Healthy & Natural Environment

b) Zoning

c) Infrastructure

d) Housing Element

e) Other Elements as Time Permits

4a: Vice-Chair Howe makes a motion, seconded by Commissioner Hunter, to include the Healthy and Natural Environment element in the Master Plan.

The motion carries unanimously.

4b:

Public Comment:

R. Baril: comments on ADU's

Commissioner Smith makes a motion, seconded by Commissioner Hunter to adopt the two bullets under proposed policy one and consider the future land use key.

The motion carries unanimously

The planning commission agrees to set a November 20th planning commission meeting at 6 pm and to look at planning a work session around January 6th, 2025.

Adjournment

Chair Watson makes a motion, seconded by Commissioner Smith, to adjourn the meeting.

The motion carries unanimously.

The meeting adjourns at 8:56pm.

Samira M Vetter, Town Clerk

Mary Bachran, Mayor



The Planning Commission discussed the Housing Element during the November 20, 2024, Work Session.

During the discussion, several wording changes were proposed and have been identified in the attached Housing Element section.

Wording proposed for change is shown in **blue** font with new text identified by underlining and text proposed for deletion shown as strike-out.

Changes can be found below on pages 5, 6 , 9 and 10. A time stamp indicating the place during the meeting where these changes were discussed are provided in a “comment” inserted with each change.

HOUSING AND NEIGHBORHOODS

GREAT NEIGHBORHOODS

Great Neighborhoods

typically have characteristics such as:

- Identity shaped by its physical setting, streets, architecture, history, and Residents.
- Has a mix of housing types to support different needs, preferences, and lifestyles.
- Encourages a healthy economic diversity where a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.
- Gathering places such as parks, plazas, sidewalks, shops, or dining options, and a discernible center where many activities of daily living can occur within walking distance.
- Easily Accessible and services are readily accessed including recreation, education, public safety, and other amenities that support quality of life.
- Pedestrian Friendly and have mobility options that may include travel by foot, bicycle, transit, or automobile; allowing for independence to those who do not drive such

During extensive community outreach sessions, it was clear that the Residents of the Town of Paonia deeply care about our community and want to ensure its future is created by and for locals. The Town of Paonia seeks to maintain the integrity and variety of existing neighborhoods; maintain existing community character; create inclusive housing opportunities for the community – including housing for people of varying ages, household types, and income levels, and those who want to rent or own; emphasize connectivity of existing and new neighborhoods to amenities, services, and multimodal transportation options; improve the existing housing stock; integrate new infill development housing that fits well with the character of existing neighborhoods; and design and build sustainable homes. Focusing on neighborhoods supports not only the Paonia Housing Needs Assessment and Action Plan, but also The Principles of Good Neighborhood Design and the Charter of the Congress for the New Urbanism.

“Neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.”

– excerpt from the Charter for the New Urbanism

These plan cornerstones are supported by thoughtful design improvements to the public realm, integrated planning for capital investments, focusing on local and community needs, and maintaining the existing community character. Constructed physical elements intentionally designed to provide a safe, attractive, and engaging environment contribute to a community that residents, workers, and visitors can all enjoy. Designing neighborhoods that are sensitive to social, cultural and local contexts also contributes to maintaining a sense of place and is what gives Paonia its identity.

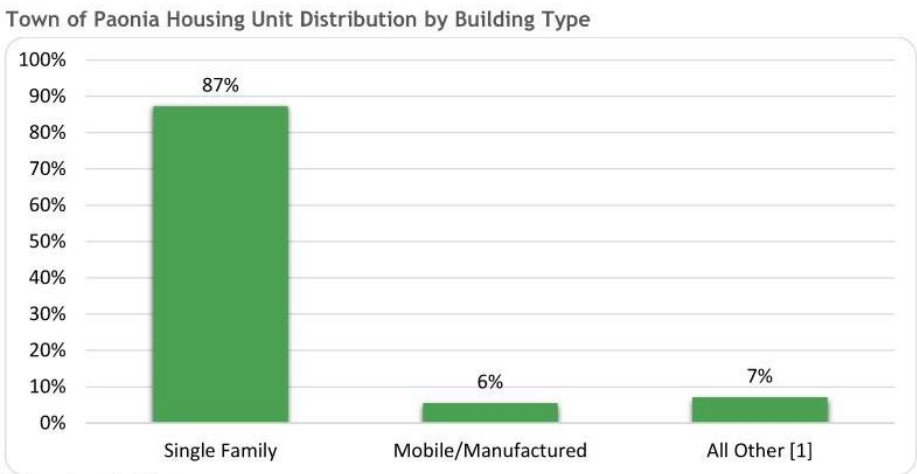
Clearly identifiable gateways and vibrant streetscapes provide a clear and welcoming entrance to our community by reflecting shared values and civic pride. Preserving our sweeping vista views, as well as public art installations and other culturally significant landmarks such as the Miners’ Memorial, add to Paonia’s sense of history and character. This element is intended to

“Cities [Towns] are cooperative human enterprises that exist to promote the best life possible for their citizens.” - Phillip Bess, M.Arch.

provide policy direction for maintaining and improving Paonia’s physical and visual composition, with emphasis on maintaining high-quality and diverse neighborhoods, sustaining Paonia’s strong community identity, highlighting amenities, and ensuring that a framework is established that meets the intent of the Housing Needs Assessment, “the full range of rental and ownership housing types and prices needed to support household changes over time and ensure Paonia remains a complete and vibrant community.”

OVERVIEW

The Housing and Neighborhoods Element is informed by both the 2023 Housing Needs Assessment and the 2023 Housing Action Plan. Most housing in Paonia consists of single-family, owner-occupied homes on single or double lots. Approximately, nine out of ten homes (87%) are either single-family homes or mobile/manufactured homes. Few housing units exist that fall into the category of “missing middle” housing types, like duplexes. Other existing housing types include occasional townhomes, a few multiple tenant housing types, and shared common area/courtyard homes such as the Silver Leaf Co-housing project. Throughout the public input that was gathered by the Housing Needs Assessment, the community expressed a desire to maintain the existing residential character of Paonia, emphasize single-family housing, and increase housing security for locals.



[1] 2+ units per building.
SOURCE: U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES, CONSULTANT TEAM

Paonia Housing Needs Assessment Pg. 30

According to the Housing Needs Assessment, the majority of homes are owner-occupied, and about 11% are classified as unoccupied or vacant, which includes those for sale or rent, those sold or rented but not yet occupied, vacation homes and short-term rentals, as well as homes not occupied year-round for other reasons (such as being uninhabitable). The same assessment determined that the majority (54%) of existing housing in Paonia’s town limits is 50+ years and older, which is 34% higher than the housing stock in the Paonia Census County Division (CCD), the unincorporated areas of Delta County with a census designation of Paonia (out-of-town

areas). The out-of-town areas experienced very robust housing construction from the 1970s to the 1990s, but like Paonia, new residential construction has been limited since 2000.

For the purposes of this Plan and its goals, the term neighborhood refers to geographic areas throughout Paonia made up of historic additions to the official Town plat. Within Paonia there is a lack of diversity of housing options within different neighborhoods that limit the variety of living environments, housing types, and levels of affordability.

WHAT IS AFFORDABLE & WORKFORCE HOUSING?

- **Affordable Housing:** The 2023 Housing Needs Assessment defined “Affordable” as, “consistent with the federal standard that no more than 30% of a household’s gross income (before taxes) should be spent on housing costs, including utilities.” Housing affordability comes down to the relationship between the price of housing in a region (either for sale or rent) and the incomes of households within that region. The 2023 Housing Needs Assessment discussed in detail the relationship with wages within Paonia and the North Fork Valley and the availability of housing, housing prices and rent costs. When households spend more of their incomes on housing, they have less income to spend on essential services such as healthcare, and even less on discretionary items that benefit the local economy such as eating out at local restaurants.
- **Workforce Housing:** Workforce housing is a subset of affordable housing, and generally refers to housing that is affordable to households earning between 80% and 120% of the area median income (AMI). Housing costs for households earning between 80% and 120% of AMI should not exceed 30% of those households’ gross annual incomes. Typically, workforce housing is targeted toward workers who are vital for the everyday function of the community such as teachers, public safety workers, first responders, public works employees, and workers in retail, food/beverage, hotel, and other core industries.

Reflecting broader societal changes, an increasing proportion of housing will need to meet the changing demands for multigenerational, or specialized units, and to provide options for affordable and workforce housing. The 2023 Housing Action Plan identified allowing accessory dwelling units (ADUs) as a top priority for the Paonia community.¹ Contextual and integrated architectural and site design can help to bring together different uses and housing types to promote diversity and variety to build great neighborhoods.

“More apartments or accessory dwelling units for singles, low-income folks and elderly are needed.” - Housing Action Plan Open House Participant

Nothing within this element shall require the Town to allow development that is inconsistent with any vision, goals, and policies described within the Future Land Use Element. The Town of Paonia shall encourage and support the provision of housing for all Residents of the Town in accordance with the Vision, Goals, and Policies identified in this element. The following goals and policies provide direction for all aspects of physical planning. Goals are defined as desired ideals and a value to be sought. Policies articulate a course of action that guides governmental decision making to meet the goal. To further define how policies can be implemented in the short- and long-term specific strategies can be found in the 2023 Housing Action Plan. They are not inclusive of all actions and options.

¹ Colorado House Bill 24-1152 was passed and goes into effect on June 30, 2025, which eases restrictions and burdens on most Colorado residents to build an accessory dwelling unit, CRS §29-35-104.

VISION

To create a thriving, sustainable and inclusive community where all Residents have access to affordable, safe and attainable housing that preserves the Town's unique character and values. By leveraging the Town's resources, and strategically utilizing the water tap moratorium as a catalyst, we will leverage our community's resources and foster partnerships to develop a diverse range of affordable housing options that meet the needs of our Residents and ensure that our community remains a vibrant place to live, work, and grow for generations to come.

VALUES

- ~~Focus on the needs of locals (ensuring that long- and short-term goals are met)~~
- ~~Maintain the existing community character~~
- ~~Collaboration for greater capacity across public, private and non-profit sectors~~
- ~~Allow for a diversity of housing options to support local residents' housing security~~

GOALS FOR HOUSING AND NEIGHBORHOODS

- HOUSING – 1** Maintain Paonia as a community that is accessible to a range of income levels, ages, and households by ensuring adequate and affordable housing options are available.
- HOUSING – 2** Enhance and maintain the character of Paonia's existing residential neighborhoods, balance the need to accommodate infill development.
- HOUSING – 3** Commit to inclusivity by ensuring a diversity of housing options that meet the needs of residents including those for seniors and residents with special needs.
- HOUSING – 4** Preserve views to the mountains, natural amenities and scenic vistas from the public realm.
- HOUSING – 5** Identify, recognize and protect Paonia's unique and irreplaceable historic and ~~culture~~ cultural heritage.
- HOUSING – 6** Preserve, protect and stabilize the character and visibility of residential neighborhoods, particularly within areas with natural hazards such as floodplain and steep slope conditions, or require demolition when rehabilitation is not possible nor economically feasible, such as in areas where a significant concentration of substandard housing exists that contributes to negative neighborhood or environmental conditions.
- HOUSING – 7** Encourage building and construction strategies, methods and practices that promote energy efficiency through low impact design principles, including the use of renewable energy resources in the construction of new homes and the rehabilitation of existing homes.

POLICIES HOUSING AND NEIGHBORHOODS

GOAL

HOUSING – 1 Maintain Paonia as a community that is accessible to a range of income levels, ages, and households by ensuring adequate and affordable housing options are available.

POLICIES

- POLICY Housing – 1 Work with Delta County, private water companies (Consecutive water systems), and developers to develop housing units designed and priced for employees living and working in Delta County, with a primary focus on those living and working in Paonia or the Paonia Census tract².
- POLICY Housing – 2 Promote the use of alternative zoning techniques and mechanisms to provide a mix of housing types within residential neighborhoods. ~~which can include reducing minimum lots sizes, and encouraging accessory dwelling units that may be restricted as long term rentals with affordable leases.~~
- POLICY Housing – ? Encourage approaches such as ~~which can include~~ reducing minimum lots sizes, and encouraging accessory dwelling units that may be restricted as long-term rentals with affordable leases.
- POLICY Housing – 3 Provide fast-track processing and other incentives for proposed housing developments intended for persons with special housing needs including the elderly (persons aged 60 years or older), the handicapped, low-income residents, and large families.
- POLICY Housing – 4 Acknowledge the role of the private sector as a necessary partner in addressing the community's affordable and workforce housing needs.
- POLICY Housing – 5 Use annexations as an opportunity to expand Paonia's supply of affordable and workforce housing and continue to require pre-annexation agreements for new construction within the Growth Management Area as a condition of getting domestic water service.
- POLICY Housing – 6 Support the development of housing options designed to accommodate multi-generational needs to allow residents the opportunity to age in place.
- POLICY Housing – 7 Take advantage of all opportunities to add needed affordable and workforce housing to Paonia and the surrounding area while being mindful of the Town's desire to avoid overconcentration and overly dense construction in any one neighborhood.

² Census tract is defined as a small, relatively permanent geographic area within a county that is used to present data from the census and other statistical programs.

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GOAL

HOUSING – 2 Enhance and maintain the character of Paonia’s existing residential neighborhoods, balance the need to accommodate infill development.

POLICIES

- | | |
|--------------------|--|
| POLICY Housing – 8 | Support enhancement programs and efforts to strengthen existing or aging residential neighborhoods. |
| POLICY Housing – 9 | Support flexibility in building design and type to allow neighborhoods to continue meeting the needs of community such as senior housing, intergenerational families, and special needs housing. |

GOAL

HOUSING – 3 Commit to inclusivity by ensuring a diversity of housing options that meet the needs of residents including those for seniors and residents with special needs.

POLICIES

- | | |
|---------------------|--|
| POLICY Housing – 10 | Encourage new developments to accommodate a variety of housing sizes, household types, tenure types, densities, and prices. |
| POLICY Housing – 11 | Support the development of a range of housing options, as may be appropriate in different parts of the community, including, but not limited to small homes, accessory dwelling units, townhomes, live/work units, and limited small-scale apartments or condominiums. |
| POLICY Housing – 12 | Support strategies that help local residents maintain resident-occupied housing, rather than housing occupied by second homeowners. |
| POLICY Housing – 13 | Expand the supply of housing that is accessible to seniors, people with disabilities, or persons with mobility limitations through the use of universal design and visitability ³ principles in the construction of new housing and the rehabilitation of existing homes. |
| POLICY Housing – 14 | The Town shall discourage redevelopment and demolition practices that significantly reduce existing housing stock in older neighborhoods and that result in the displacement of very low, low, and moderate-income residents or special needs households. |
| POLICY Housing – 15 | The Town shall monitor all redevelopment and demolition activity to ensure that comparable relocation housing is available in accordance with |

³ Visitability is defined as a single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

	federal regulations, regardless of whether federal monies are used in the activity, and the Town shall ensure that all adopted and proposed regulations maintain and encourage diversity in housing types that will support adequate relocation housing as required.
POLICY Housing – 16	Expand housing options for the aging population to facilitate aging in place such as ADUs and intergenerational households and housing products for downsizing households.
POLICY Housing – 17	Support a continuum of care from independent living to assisted living to transitional facilities.

GOAL

HOUSING – 4 Preserve views to the mountains, natural amenities and scenic vistas from the public realm.

POLICIES

POLICY Housing – 18	Maintain scenic vistas from rights of way, public facilities and public lands to Open Spaces, Jumbo Mountain, Mount Lamborn, Landsend Peak, the Core Commercial District of Downtown Paonia, as shown on the map entitled “Viewshed, Gateways, and Historic Context.”
POLICY Housing – 19	Ensure views designated on the map entitled, “Viewshed, Gateways, and Historic Context,” are integrated into planning for new development. This may include dedication of land, setbacks, height restrictions, modified building orientations or modified placement on a lot.

GOAL

HOUSING – 5 Identify, recognize and protect Paonia’s unique and irreplaceable historic and culture heritage.

POLICIES

POLICY Housing – 20	Protect historic and cultural resources for the aesthetic, cultural, educational, environmental, and economic contribution they make to maintaining and constructing Paonia’s identity and quality of life.
POLICY Housing – 21	Acknowledge and support Paonia’s artisan, artistic and multi-cultural heritage and community diversity in planning Town facilities, programs, events, and resources.

GOAL

HOUSING – 6 Preserve, protect and stabilize the character and visibility of residential neighborhoods, particularly within areas with natural hazards such as floodplain and steep slope conditions, or require demolition when rehabilitation is not possible nor economically feasible, such as in areas where a significant concentration of substandard housing exists that contributes to negative neighborhood or environmental conditions.

POLICIES

- POLICY Housing – 22 Commercial uses that are adjacent to residential districts may expand if the expansion will not have an adverse impact on the character or viability of the surrounding neighborhood, or if the expansion will not substantially increase non-residential traffic in the surrounding neighborhood.
- POLICY Housing – 23 Support and encourage individual homeowners and developers to increase reinvestment that improves resilience, stormwater and groundwater management, and water conservation type improvements to landscape and/or structures on private property, as well as enhancing the design, structural quality, and aesthetic conditions of existing housing and the neighborhoods through the pursuit of building form standards in future updates to the Town's Land Development Code, as may be required from time to time, which ensure that new development and redevelopment preserve the existing community character.
- POLICY Housing – 24 Support efforts of community-based organizations and neighborhood improvement initiatives which contribute to the stabilization, conservation, enhancement, and improvement of existing housing, structures, and other physical facilities within neighborhoods.
- POLICY Housing – 25 The Town will create programs and/or incorporate tools within its Land Development Code to reduce substandard housing that will also help to identify specific structures and/or general areas for rehabilitation, redevelopment, and, if appropriate, demolition.

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GOAL

HOUSING – 7 Encourage building and construction strategies, methods and practices that promote energy efficiency through low impact design principles, including the use of renewable energy resources in the construction of new homes and the rehabilitation of existing homes.

POLICIES

- POLICY Housing – 27 Encourage individual homeowners and private developers to use currently acceptable green housing specifications as made available from

the U.S. Green Building Council for the rehabilitation of existing housing structures and the construction of new homes.

POLICY Housing – 28 Promote and enforce efficient design and construction standards as these become adopted as part of the International Building Code. The Town shall also promote commercial and residential standards, such as passive houses, that are promulgated from time to time by the Colorado Green Building Guild.

POLICY Housing – 29 Ensure that all energy efficient designs and construction contemplate both noise trespass and light trespass.

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