

TOWN OF PAONIA
WEDNESDAY, NOVEMBER 01, 2023
PLANNING COMMISSION MEETING 5:00 PM

RECORD OF PROCEEDINGS

Vice Chair Bachran calls the meeting to order at 5:04 PM.

Roll Call

Present:

Chair Knutson

Vice Chair Bachran

Commissioner Watson

Secretary Howe

Absent:

Commissioner Clisset

Approval of Agenda

Chair Knutson makes a motion to approve the agenda. Seconded by Secretary Howe.

The motion carries unanimously.

Approval of Minutes

October 4th, 2023 Planning Commission Minutes

Secretary Howe makes a motion to approve the minutes. Seconded by Chair Knutson.

The motion carries unanimously.

Actions & Presentations

None

Public Hearing

Consideration of Approval of Recommendation to the Board of Trustees to accept the Housing Needs Assessment and Action Plan.

Vice Chair Bachran opens the public hearing at 5:12 PM.

Commissioner Watson makes a motion to have the public comment period extended to five minutes from the standard three minutes. Seconded by Secretary Howe.

The motion carries unanimously.

Town Administrator Wynn provided background on the housing needs assessment, clarifying it is informational in nature and will be used as an element of the Town's future Comprehensive Plan. He emphasized that the assessment does not override the existing water tap moratorium and that it supports planning for smart, strategic growth.

Shay and Andrew Coburn from Urban Rural Continuum presented findings from a housing study initiated in response to 2022 strategic planning concerns, highlighting affordability, local workforce housing, and planning amid a water moratorium; the action plan includes phased recommendations - "Start Now," "Start Next," and "Start in the Future" - with priorities such as regulating short-term rentals and permitting accessory dwelling units (ADUs).

Public Comment:

M. DiFranco: speaks to water tap rates for residential versus commercial for short-term rentals.

W. Brunner: speaks of concerns and expresses skepticism about the Town's capacity and integrity to manage

housing initiatives.
S. Kennan: speaks to possibly use of outside models (e.g., Telluride Foundation, factory-built homes).
C. Patterson: speaks to transparency and accesses earlier meetings & survey data.

Town Administrator Wynn clarifies that the task force met privately for efficiency, though notes were published; business survey responses were anonymized, the plan serves as a non-binding framework requiring formal code changes for implementation, and consultants will deliver draft language for STR and ADU regulations.

Commission Discussion:

Commissioner Watson emphasized the need for transparency, Planning Commission engagement throughout the process, and clear language in future ordinances.

Secretary Howe commented on the plan’s value as a roadmap rather than a directive, supporting further discussion and use of the plan to inform decisions.

Chair Knutson praised the consultants and community participation.

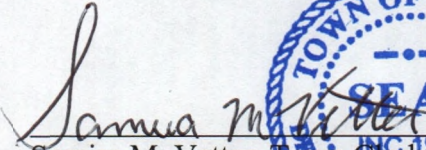
Vice Chair Bachran closes the public hearing at 6:14 PM.

Commissioner Watson makes a motion to recommend to the Board of Trustees to accept this Housing Needs Assessment and Action Plan to be considered as part of the body of the Comprehensive Master Plan. Seconded by Secretary Howe.

The motion carries unanimously.

Adjournment

Vice Chair Bachran adjourns the meeting at 6:18 PM.


Samira M. Vetter, Town Clerk



David Knutson, Chair