

TOWN OF PAONIA
214 GRAND AVENUE
MONDAY, JANUARY 06, 2025 6:00PM
PLANNING COMMISSION MEETING MINUTES

RECORD OF PROCEEDINGS

Chair Watson calls the meeting to order at 6:05

Roll Call

Present:

Chair Watson

Vice-Chair Howe

Commissioner Smith

Commissioner Hunter

Approval of Agenda

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

The motion carries unanimously.

Approval of Minutes

December 2, 2024 Planning Commission Minutes

Commissioner Smith makes a motion to approve the minutes. Seconded by Vice-Chair Howe.

The motion carries unanimously.

Actions & Presentations

1. Consideration of Future Land Use Map and Content

Planning Commission reviewed the Future Land Use Map section of the Comprehensive Plan. Discussion focused on clarifying references to the Highway 133 Corridor Plan and ensuring related documents are easily accessible to the public. The Commission examined how the plan aligns with existing growth areas, reviewed the "Urban Farmland" section: renaming it "Urban Farm", and refined definitions to include single-family homes, accessory dwelling units, parks, trails, and wildlife corridors while discouraging "flagpole" development. They also discussed replacing conservation easement language with terms emphasizing clustered housing and natural resource protection.

Additional topics included adding a separate Gateway Map to identify major and minor entrances to town and developing visual examples of land use categories for public engagement.

The Commission members briefly discussed plans to hold a map-focused workshop later in January to prepare for final Comprehensive Plan revisions.

Commissioner Hunter makes a motion to revise the urban farmland section, to retitle it as ***Urban Farm*** with the following changes: that as a primary use, it's single family residential, with AD and ADUs as appropriate, supporting uses would be agricultural and uses that support agriculture, to include farm worker housing, which is defined as housing affixed to a permanent foundation that will cross reference Econ 16. We will also add to the end of the description wildlife corridor and avoiding flagpole development. And as a supporting use, we will also add parks and trails institutional, okay, that is what I have for the urban farm section. Seconded by Vice-Chair Howe.

The motion carries unanimously.

Trustee Hunter makes a second motion with respect to the conservation neighborhoods, deleting reference to conservation easements and refining the wording, just so it reflects removing that piece. Seconded by Commissioner Smith.

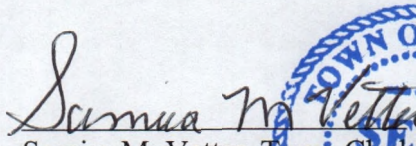
The motion carries unanimously.

Trustee Hunter makes a third motion to be a catch-all, adding the definition of farm worker housing in Econ 16 to cross reference the Urban Farmland section. And then to the wildlife corridor portion, after a 200-foot buffer, adding, as prescribed by Colorado CPW, reaching out to the public to get photos to pair with the different land uses as a description, and then adding the four minor gateways with descriptions for Matthews, Lamborn Mesa, Minnesota, and Black Bridge. Seconded by Commissioner Smith.

The motion carries unanimously.

Adjournment

Chair Watson adjourns the meeting at 8:30 PM.


Samira M. Vetter, Town Clerk



Suzanne Watson, Chair