

TOWN OF PAONIA
214 GRAND AVENUE
MONDAY, FEBRUARY 03, 2025, 6:00 PM
PLANNING COMMISSION MEETING MINUTES

RECORD OF PROCEEDINGS

Vice Chair Howe calls the meeting to order at 6:00 PM.

Roll Call

Present:

Vice Chair Howe
Commissioner Smith
Commissioner Hunter
Commissioner Bachran
Commissioner Wynn
Commissioner Stelter

Absent:

Chair Watson

Approval of Agenda

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

The motion carries unanimously.

Approval of Minutes

January 6, 2025 Planning Commission Minutes

Commissioner Hunter makes a motion to approve the January 6, 2025 Planning Commission meeting minutes. Seconded by Commissioner Bachran.

The motion carries unanimously.

Commissioner Stelter arrives at 6:15 PM.

Actions & Presentations

1. Review and Discussion of the Housing Element Public Survey Results

The Planning Commission members reviewed the public survey results for the Housing Element of the Comprehensive Plan. Commissioners discussed community feedback on substandard housing, demolition concerns, and the need for clearer definitions. The group agreed to add a formal definition of 'substandard housing' to Policy Housing 26. They also discussed density, missing middle housing, ADUs, fire safety concerns, solar access, and forthcoming state fire-hardening requirements. Survey data showed strong support for single-family homes, ADUs with long-term rental restrictions, and view protection policies.

Vice Chair Howe makes a motion to add the following definition of substandard housing too, in particular Policy Housing 26, and the definition would be "a condition that puts the safety, health or welfare of the occupants at risk". Seconded by Commissioner Wynn with the correction of being Housing Policy 25, not 26.

The motion carries unanimously.

Commissioner Wynn makes a motion to direct staff through the town administrator to ask the public for photos to be incorporated, with a cutoff date of February 26. Seconded by Commissioner Hunter.

The motion carries unanimously.

2. Latest draft of the Comprehensive Plan included for Referencing Purposes

The Planning Commission members outlined the timeline for finalizing the Comprehensive Plan, including map review, insertion of public-submitted photos, consultant-led outreach, and a planned April public workshop.

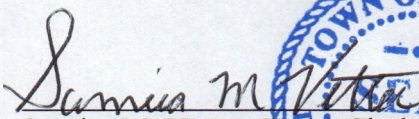
Commissioner Wynn makes a motion to include a strike-and-underline iteration of the most recent draft of the Comprehensive Plan, a clean version, maps in appropriate places, a section for maps

outside the plan, pictures received from residents, and survey questions, on the March 3 agenda.
Seconded by Vice Chair Howe.

The motion carries unanimously.

Adjournment

Vice Chair Howe adjourns the meeting at 7:05 PM.


Samira M. Vetter, Town Clerk



Paige Smith, Mayor