

**Town of Paonia**  
**214 Grand Avenue**  
**Thursday, January 8, 2026 6:00 PM**  
**Zoning Board of Adjustments Minutes**

**A) Roll Call**

Present:

Chair Duesterbeck

Secretary Fanelli

Commissioner Bachran

Commissioner Schroder

**B) Approval of Agenda**

Commissioner Bachran motions for approval of the agenda. Seconded by Commissioner Schroder.

The motion carries unanimously.

**C) Public Hearing**

- 1) Consideration of an applicant's appeal of the decision, by an administrative officer of the Town, to deny a request for the proposed use of a building located in the C-1 Commercial Core District, 204 2nd Street, in Paonia Colorado 81428, as a tattoo studio.

Chair Duesterbeck opens the public hearing at 6:02 PM

Deputy Clerk Santiago confirmed that proper notice of the public hearing had been provided and asked whether any Board members had disclosures; none were stated.

Chair Duesterbeck outlined the quasi-judicial hearing procedure, including sworn testimony, limits on public comment, and the Board's role in reviewing the appeal of an administrative decision rather than setting policy.

Town Administrator Wynn clarified that the matter before the Board was an appeal of an administrative decision, not a variance request. The Board's task was to determine whether the evidence supported classifying a tattoo studio as a permitted personal service use within the C-1 zoning district under the Town Code, consistent with district intent.

Douglas Mendoza, owner of All Ships Rise Tattooing, testified in support of his appeal. He described the proposed tattoo studio as a low-impact, appointment-based personal service operating entirely indoors, with no extended hours, no outdoor activity, and full compliance with Colorado Department of Public Health and Environment regulations. He stated that tattooing is not explicitly listed in the Town's use table and argued that the denial resulted from classification ambiguity rather than any self-created hardship.

Public Comment:

C. Bookout, property owner, spoke in favor the reversing the administrative denial.

S. Larson, co-owner of the property, spoke in favor of reversing the administrative denial.

E. Vaughn, neighboring business owner, spoke in favor of the reversing the administrative denial.

E. Sunderman, downtown business owner, spoke in favor of the reversing the administrative denial.

L. Cusack, business owner, spoke in favor of the reversing the administrative denial.

D. McClellan, business owner, spoke in favor of the reversing the administrative denial.