Minutes
Planning Commission Meeting
Town of Paonia, Colorado
April 03, 2024

RECORD OF PROCEEDINGS

Roll Call

PRESENT
Chair Knutson
Vice-Chair Bachran
Secretary Howe
Commissioner Watson

ABSENT
Commissioner Clisset

Approval of Agenda

Vice-Chair Bachran makes a motion, seconded by Secretary Howe, to approve the agenda. Motion carries unanimously.

Approval of Minutes

Vice-Chair Bachran makes a motion, seconded by Secretary Howe, to approve the March 13, 2024, Planning Commission Minutes.

Motion carries unanimously.

Actions & Presentations

1. **Public Hearing**

   Presentation of the draft element portion of the Comprehensive Plan – Economic Development; Governance and Community Participation.
   No Formal Action Will be Taken.

   Chair Knutson starts the public hearing at 5:10PM

   Cala Rose Ostrander and Marissa Mommaerts, Phoenix Rising Resources LLC, present the overview, vision, values, and policies for the components that make up the Economic Development and Governance & Community participation. Updates to downtown and regulation improvements were discussed as well.

   Libby Christensen, CSU, discusses activities in food areas, grants, and partnership with CSU.

   Jess Dervin-Ackerman, Executive Director of NFCC, explains plans for funding requests. States that the application was very competitive and thinking about economic development, that the master plan explains our story. Would like to apply for state level grants. Explains other programs for getting additional monies/grants.

   David Marek, previously served on HWY 133 Overlay Committee and former Paonia Town Attorney, speaks in favor of annexation areas near Highway.

   Town Administrator Wynn explains the purpose of this public hearing is to solicit feedback.

   Chair Knutson suggests comments should be done one element at a time.

The Planning Commission discusses the purpose of comments, inclusion of other events, transportation elements, density, and zoning. Additional data on non-profits is discussed along with substandard services that may need improvement.

Phoenix Rising recommendations include prioritizing implementation of adopted plans, have accessible and transparent budgeting, accessible information, build civic capacity, and participate in regional efforts.

Planning Commission members agree relationships has been great and to continue pushing for further communication with the public. Comments on these elements open until April 17th. Options for how to comment are explained.

Chair Knutson ends the Public Hearing at 5:58PM

2. Public Hearing

Consideration of the Application from Double Shot Twins LLC to Rezone the Parcels at 215 North Fork Avenue.

Chair Knutson starts the Public Hearing at 5:58PM

Chair Knutson and Vice-Chair Bachran disclose they have driven by the property discussed.

Town Administrator Wynn presents his staff presentation. Code 16-14-20 zoning reference, he shows properties in question on zoning map located on mid-block zoning. Section 16-2-30 explained. 16-2-80 also explained. Town must default to 1996 plan since new ones never adopted. Explains the six general land use development actions. Recommends approval.

Town Attorney Melinda Culley has no comments to add.

Applicant Lori Masson, representing Double Shot Twins, explains rezoning to residential is to be able to offer another residential lot for locals. Cleaned up old oil facility and is part of clean Colorado act. Lot is ready to be built on.

Public comment:

Sharon Kain speaks to noise from laundromat being a nuisance.

Jeff Thompson speaks in favor of rezoning.

Public comment closed.

Planning Commission discussion includes adding a buffer zone, allowing for higher fencing, zoning map area, and additional concerns regarding removing a commercial lot.

Town Administrator Wynn refocuses commissioners to rezoning and not restrictions.

Town Attorney Melinda Culley explains that any buffer would not be a requirement but an encouragement to property owners.

Secretary Howe makes a motion, seconded by Vice-Chair Bachran, to recommend the approval of SRV 2024-01 because it does not adversely affect the public health, safety and welfare of the existing residential neighborhood, and that the rezoning substantially conforms to the comprehensive master plan that we're considering, and that the conditions of the area affected have changed materially since the area was last zoned, and since the bulk fuel storage tanks have since been removed, with the following condition; that the applicant also receives a favorable determination from the Board of Trustees.

Voting Aye:

Chair Knutson
Vice-Chair Bachran
Secretary Howe

Voting Nay:
Commissioner Watson

Motion carries with a 3-1 vote.

Chair Knutson closes the public hearing at 6:34 PM

3. **Public Hearing**

Consideration of the Application for a Change of Use for a Room at the Property at 130 Grand Avenue from a Community Space for Tenants to a Bar Open to the Public.

Chair Knutson starts the Public Hearing at 6:41PM

Town Administrator Wynn presents his staff report with recommendations of certain conditions be placed, such as off-street parking agreement, to receive a favorable decision.

Applicant Rene Verduin and Contractor Steve Wilson (Wilson & Sons) make their presentation. They express frustration with length application approval and feel their change would benefit the town.

Public comments:

Robin Arthur speaks in favor of approval.

David Marek speaks in favor of approval.

Karen Goodwin speaks in favor of approval.

Julie Bennette speaks about parking requirements.

Lori Mitchell speaking in favor in approval, doesn't feel parking requirement shouldn't be an issue.

Lori Marek speaks in favor of approval.

Town Administrator Wynn discusses how parking requirements are nothing new. An agreement should be made with the town for approval.

Planning Commission discussion centers around off-street parking requirement asked of applicant and should be structured like the agreement with Blue Sage Center for the Arts.

Vice-Chair Bachran makes a motion, seconded by Secretary Howe, to recommend the approval of SRV 2024-04 because the plan substantially conforms to the Comprehensive Master Plan. The review criteria and performance standards as required by the Paonia Municipal Code had been met by the applicant with the following conditions: that the applicants complete an off-street parking agreement with the town of Paonia prior to receiving a temporary or permanent certificate of occupancy that any future uses or combination of uses that aren't allowable by right. Receive a special review that parking calculations are also adjusted. And that parking calculations are also adjusted for future uses. That the applicant completes the improvements on or before October 23, 2024. And that the application receives a favorable determination from the Board of Trustees.

Chair Knutson calls for a roll call vote:

Voting Aye:

Chair Knutson
Vice-Chair Bachran
Secretary Howe
Commissioner Watson

Voting Nay:
None

Motion carries unanimously.

Chair Knutson closes the public hearing at 7:26 PM.

Adjournment

Training for new Board members on April 16th to be put on by CIRSA.

Chair Knutson adjourns the meeting at 7:28PM

Ruben Santiago, Deputy Clerk — Dave Knutson, Chair

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TOWN OF PAONIA
DELTA COUNTY COLORADO