Minutes
Planning Commission Meeting
214 Grand Ave.
Town of Paonia, Colorado
October 15, 2024

RECORD OF PROCEEDINGS

Vice Chair Howe calls the meeting to order at 6:33PM

Roll Call

PRESENT
Chair Watson
Vice Chair Howe
Commissioner Hunter
Commissioner McCarthy (Zoom)
Commissioner Smith

Approval of Agenda
Commissioner Hunter makes a motion, seconded by Commissioner Smith, to approve the agenda.

The motion carries unanimously.

Approval of Minutes
August 19, 2024, Planning Commission Meeting Minutes

Commissioner Smith makes a motion, seconded by Commissioner McCarthy, to approve the meeting minutes of August 19, 2024.

The motion carries unanimously.

Actions & Presentations

1. **Public Hearing -**
   Consideration of Recommendation of Approval to the Board of Trustees of the Final Plat of the (Minor) Subdivision on the property at 841 HWY 133 owned by West Elk Land & Hops LLC.

   Vice Chair Howe opens the public hearing at 6:35PM

   David Warren, applicant, is sworn in by Vice Chair Howe and proceeds with his presentation, citing having met all requirements requested for approval.

   No public comment is heard or received speaking for or against this matter.

   Commissioner Smith speaks towards the established HOA reference be made to the Town's Dark Sky ordinance for lighting. Her request for further clarification on drainage is also addressed and answered.

   Commissioner McCarthy asks for clarification on approval process and reasons for denial with Clerk Vetter providing answers. He also questioned subdivision size, to which the applicant provided answers to.

   Vice Chair Howe closes the Public Hearing at 6:53PM

   There is a brief discussion amongst the Planning Commission members, with most members speaking in favor of approval.

   Commissioner Hunter makes a motion, seconded by Commissioner Smith, approval to the Board of Trustees of the Final Plat of the (Minor) Subdivision on the property at 841 HWY 133 owned by West Elk Land & Hops LLC.

The motion carries unanimously.

2. Planning Commission discussion for determining when to hold their regularly scheduled monthly meeting & time.

   The Commission members briefly discussed frequency before opting to wait for Chair Watson to arrive.

   Commissioner Hunter makes a motion, seconded by Commissioner McCarthy, to table this item to the end of the agenda.

   The motion carries unanimously.

   The Planning Commission members discussed the need for a consistent monthly meeting that works for all.

   Commissioner Hunter makes a motion, seconded by Commissioner Smith, to change the meetings to every first Monday at 6:00PM.

   The motion carries unanimously.

   The next scheduled Planning Commission meeting will be on Monday, November 4, 2024.

   There was also a brief discussion on subjects not on the agenda but were advised they could not be discussed without being on an agenda.

   Commissioner McCarthy makes a motion that meetings can only be cancelled at the sole discretion of the chairperson.

   The Motion dies for lack of a second.

   Commissioner Hunter makes a motion for a 5-minute recess.

   The Motion dies for lack of a second.

   Chair Watson makes a motion to push the discussion to the next Planning Commission meeting.

   The motion dies for lack of a second.

   Commissioner Smith makes a motion, seconded by Commissioner Hunter, to move onto the Comprehensive Plan item.

   The motion carries unanimously.

3. The Board has requested that you review parking ordinances to help streamline parking requirements for businesses and to outline the information that is needed and a proposed process to look at other parking options by the end of November.

   Vice Chair Howe provides background on the topic.

   Chair Watson arrives at 7:03PM

   The Commission members discussed several factors and issues revolving around parking downtown with Commissioners agreeing further clarification from the Board of Trustees is required.

Commissioner Hunter makes a motion, seconded by Commissioner Smith, that the Planning Commission recommend to the Board of Trustees to request that staff look into potential town or community use of existing parking as lined out on page 4 of the packet.

The motion carries unanimously.

Commissioner Hunter makes a motion, seconded by Commissioner Smith, requesting the Board of Trustees to request of staff to come up with an initial ordinance for review and comment by the Planning Commission.

The motion carries with Commissioner McCarthy voting against.

Commissioner McCarthy makes a motion, seconded by Commissioner Smith, to move item 2 (establishing meeting date/time) for discussion next on the agenda.

The motion carries unanimously.

4. Review and discussion of the October 15, 2024, revised draft Comprehensive "Master" Plan.

   The Commission begins a discussion on the comprehensive plan, focusing on the urban forest and dark sky elements.

   Commissioner Smith explains the changes made to the plan, including the addition of new elements for housing and infrastructure.

   The commission debates the placement of the urban forest and dark sky elements, with suggestions to create a separate section for a healthy/natural environment.

   The importance of recognizing the environmental and economic benefits of trees is emphasized, with a proposal to incorporate these values into the plan.

   Clarification is made of the deadline for Planning Commission to approve the plan by February 28, 2025, made by the Board of Trustees. DOLA deadline is December 25, 2025.

   Planning Commission members disagree with meeting the February 28th deadline, with a couple of members suggesting pausing or starting over, while others speaking of being close to finish and keeping moving forward to coinciding with the code rewriting.

   Commission members discussed the timeline and items to complete.

   Chair Watson makes a motion to discuss the Housing portion of the plan at the next meeting, bringing up concerns, changes, or whatever, and having Stefen present when doing it.

   The motion dies for lack of a second.

   Commissioner Smith makes a motion that between now and the next meeting if commissioners have questions about policies in the housing element that they put those questions in the right order.

   The motion dies for lack of a second.

   The members continue with a discussion on requirements for explanations/citations of every element with most members not finding it necessary.

   Commissioner McCarthy leaves the meeting at 8:34PM

Adjournment

Commissioner Hunter makes a motion, seconded by Vice Chair Howe, to adjourn the meeting.

The motion carries unanimously.

Meeting adjourned at 8:35PM

Ruben Santiago, Deputy Clerk

TOWN OF PAONIA
SEAL
INC 1902
DELTA COUNTY COLORADO

Lyn Howe, Vice Chair