

Minutes
Planning Commission Meeting
Town of Paonia, Colorado
August 19, 2024

RECORD OF PROCEEDINGS

Roll Call

PRESENT

Chair Watson

Vice Chair Howe

Commissioner McCarthy

ABSENT

Commissioner Smith

Approval of Agenda

Chair Watson makes a motion, seconded by Commissioner McCarthy, to approve the agenda.

The motion carries unanimously.

Approval of Minutes

None

Actions & Presentations

1. Master Plan Discussion

The Planning Commission members review what was discussed during the last meeting held on August 7, 2024, and where the Town is in regards for asking DOLA for an extension on the completion of the Comprehensive (Master) Plan. It was clarified that the mayor is the one to be sending the letter to DOLA for an extension as per their instructions.

Town Clerk Vetter provides the date of September 4, 2024, for the Joint Board & Planning Commission meeting and can be where direction can be provided to complete the plan by the deadline. An update will be provided to the Board of Trustees during the August 20, 2024, special meeting.

The Commission members discussed the statute requirements for the plan, including a housing element.

Commissioners asked if they would be able to direct the Comprehensive Plan contractor for additional items.

Town Clerk Vetter clarified that Town Administrator Wynn would be the one to speak with or request items from Phoenix Rising.

Commissioner McCarthy stated that until at least one more commission member is appointed, they will not be able to decide whether to pass the plan and will be delayed.

The Commissioners raised additional questions on approach, process, and elements. Clerk Vetter suggested, since the Planning Commission is an advisory board, that they decide on what questions or what is needed from the Board so they can be asked for the Joint Meeting to be held the next day, August 20, 2024.

The Planning Commission continues going through the spreadsheet of comments made one by one, commenting on each with either Yes or No, for agreeing with comment recommendation or not. They also identified line items for the Planning Commission to

continue discussion and not to remove items that were public input/engagement included in the plan.

Vice Chair Howe suggested including Dark Skies in the wording in the plan since they received international designation for the Town of Paonia.

Commissioners discussed Accessible Dwelling Units and Housing plan with a focus on challenges and lack of affordable housing causes.

Commissioner McCarthy outlines items to be completed and suggests a full Planning Commission board is needed. He continued by suggesting a timeline of September 4th, at the joint meeting, asking the Board what is needed from Phoenix Rising, set another Planning Commission meeting mid-September for working on the formatting, another meeting mid-October for adding the missing elements, and possibly ready for passing in November.

Chair Watson states that Commissioner McCarthy's timeline would fall within the start of the budget timeline.

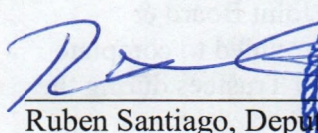
Town Clerk Vetter clarifies the budget timeline would be stated on the August 27, 2024, Board strategic planning session.

The Commission discussed the housing action plan that was not included as part of the submitted Comprehensive plan. Explanation of why the separation from the Comprehensive Plan is provided and members advised to read the Housing plan published on the Town website. Clarification is made that the Housing Action Plan must be included in the Comprehensive Master Plan but could be amended.

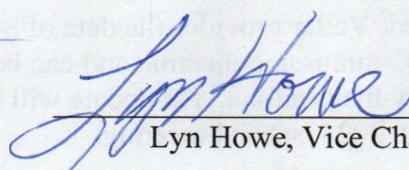
Chair Watson concludes discussion by announcing the next Planning Commission meeting will be on September 4, 2024, and the Strategic Planning session will take place September 27, 2024.

Adjournment

Chair Watson adjourns the meeting at 8:23PM.


Ruben Santiago, Deputy Clerk




Lyn Howe, Vice Chair